

ZB# 04-21

**Shila Patel
(Rita's Ices)**

49-1-27

ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, N.Y. 12553
GRANTED 4-26-04

ZBA #04-21 SHILA PATEL (49-1-27)
(RTA'S ICE) WINDSOR HWY. SIGNS

OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

COPY

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

DATE: 3/17/04

APPLICANT: **Shila Patel**
8 Colette Drive
Poughkeepsie, NY 12601

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 2/15/04

FOR : **Rita's Water Ice**

LOCATED AT: **355 Windsor Hwy.**

ZONE: **C Sec/ Blk/ Lot: 49-1-27**

DESCRIPTION OF EXISTING SITE: **Existing retail mall**

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. **Proposed 5'x3' awning sign will exceed maximum height of 2'6".**


BUILDING INSPECTOR

PERMITTED |

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: C USE: 48-18-H-1-B-1

SIGN:

FREESTANDING:

HEIGHT:

2'-6"

5'

2'-6"

WIDTH:

WALL SIGNS:

TOTAL ALL SIGNS:

FEET FROM ANY LOT LINE:

cc: Z.B.A., APPLICANT, FILE, W/ATTACHED MAP

APPROVED

04-21

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

COPY

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

RECEIVED

MAR 15 2004

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and underslab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and perc test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

BUILDING DEPARTMENT

FOR OFFICE USE ONLY:
Building Permit #: 2004-336

AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR ISSUED

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

SHINI INC DBA
Owner of Premises

Rita's Water Ice (Ray Vitolo - Landlord)

Address

355 Windsor Hwy New Windsor, NY 12553

Phone #

(845) 462-5642

Mailing Address

355 Windsor Hwy New Windsor, NY 12553

Fax #

Name of Architect

Address

Phone

Name of Contractor

Aerial Signs & Advertising

Address 739 Mount Rd Unit 62 Aston, PA 19014 Phone (610) 459-0760

State whether applicant is owner, lessee, agent, architect, engineer or builder Lessee

If applicant is a corporation, signature of duly authorized officer. Shila Patel, President
(Name and title of corporate officer)

1. On what street is property located? On the _____ side of _____
(N,S,E or W)
and _____ feet from the intersection of _____

2. Zone or use district in which premises are situated _____ Is property a flood zone? Y _____ N _____

3. Tax Map Description: Section 49 Block 1 Lot 27

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy Frozen Dessert sales b. Intended use and occupancy Same

5. Nature of work (check if applicable) ☐ New Bldg. ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☒ Other Awning

6. Is this a corner lot? _____

7. Dimensions of entire new construction. Front _____ Rear _____ Depth _____ Height _____ No. of stories _____

8. If dwelling, number of dwelling units: _____ Number of dwelling units on each floor _____

Number of bedrooms _____ Baths _____ Toilets _____ Heating Plant: Gas _____ Oil _____

Electric/Hot Air _____ Hot Water _____ If Garage, number of cars _____

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use Frozen Dessert sales

10. Estimated cost _____ Fee \$ 50-

CH # 1203

PAID

____/____/____
date

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock
Asst. Inspectors Frank Lisi & Louis Krychear
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(845) 563-4618
(845) 563-4695 FAX

Bldg Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____

INSTRUCTIONS

- A. This application must be completely filled in by typewriter or in ink and submitted to the Building Inspector.
- B. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- C. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- D. The work covered by this application may not be commenced before the issuance of a Building Permit.
- E. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- F. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

Shule Patel
(Signature of Applicant)

8 Colette Dr. Poughkeepsie, NY 12601
(Address of Applicant)

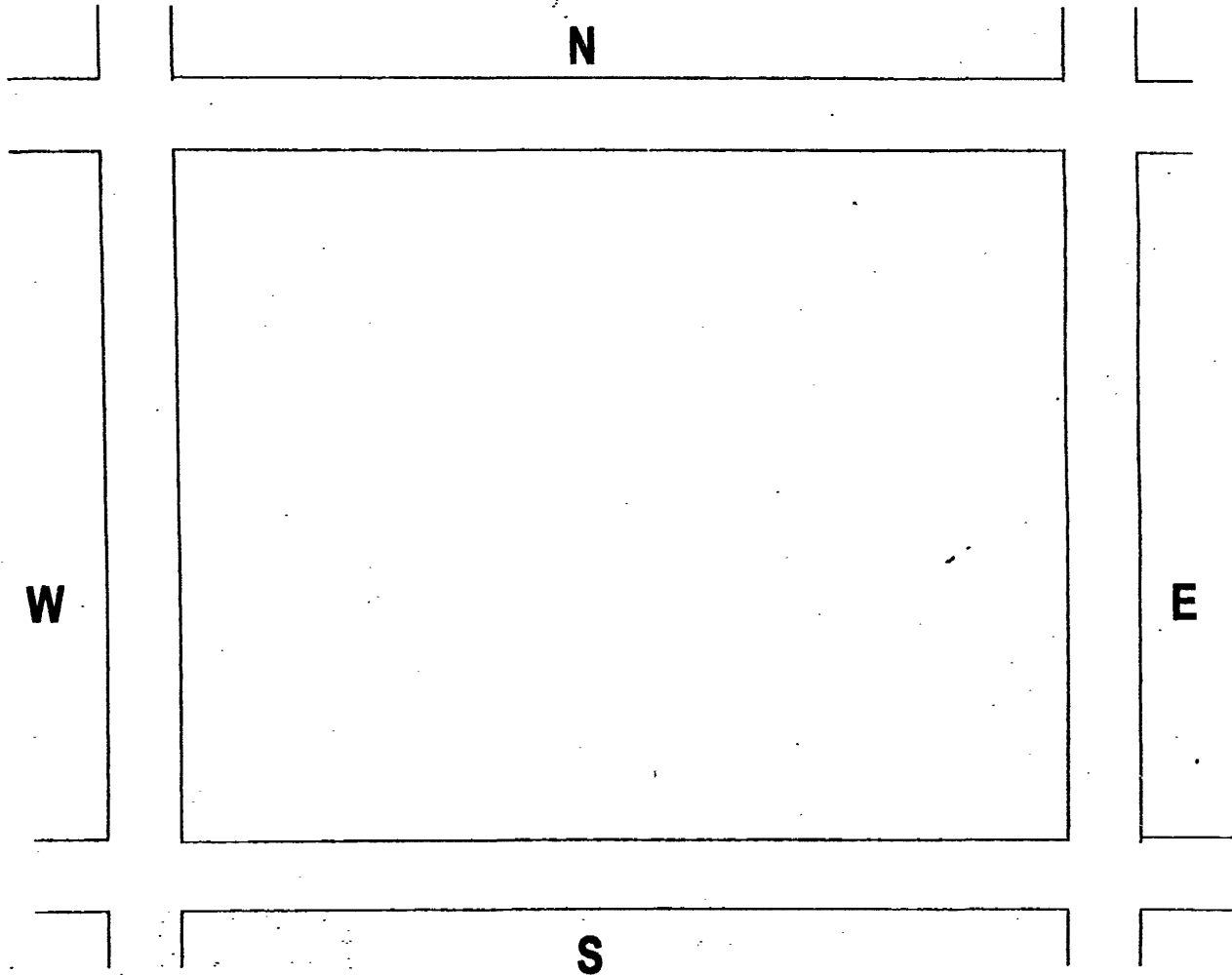
Shule Patel 8 Colette Dr. Poughkeepsie, NY 12601

(Owner's Signature)

PLOT PLAN

(Owner's Address)

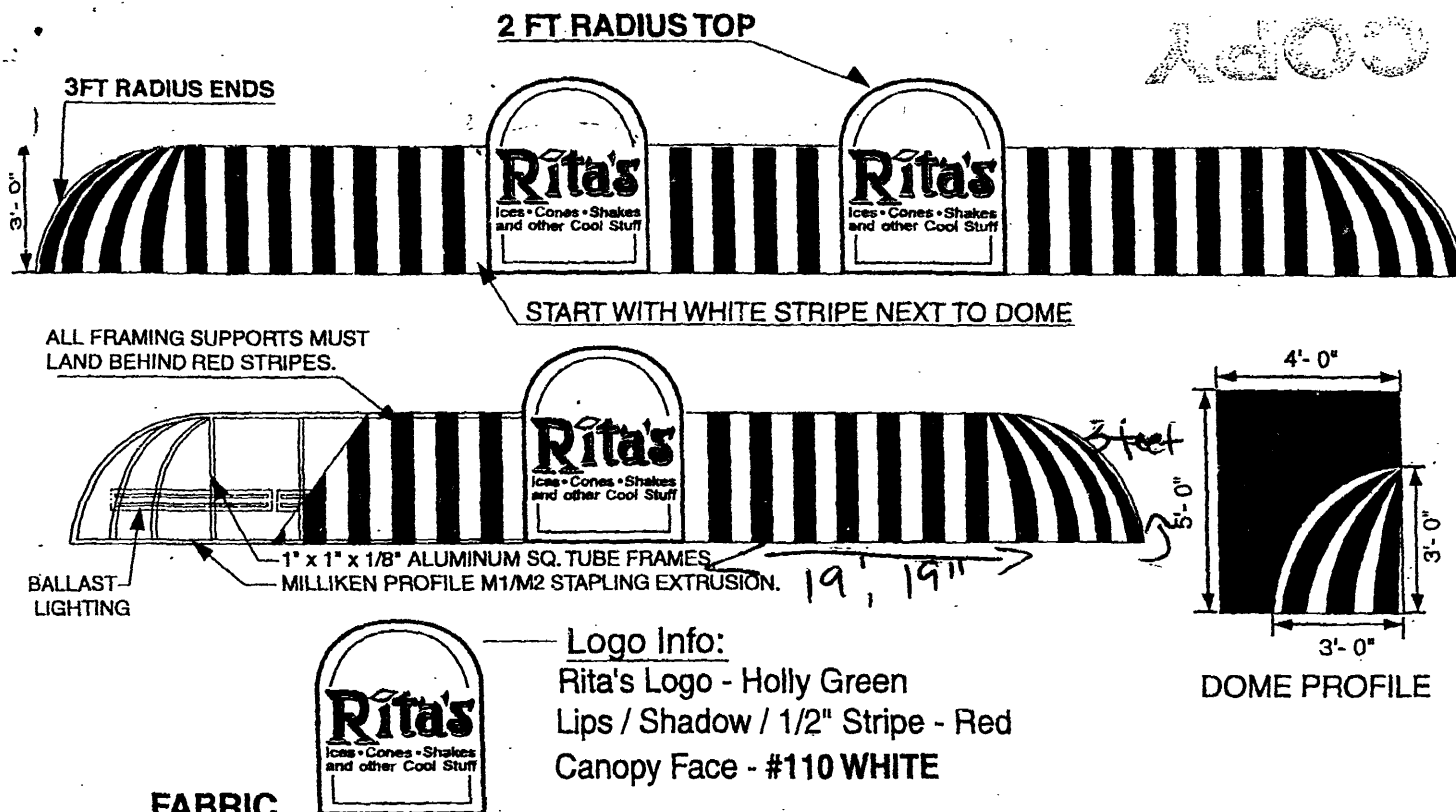
NOTE: Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.



3/27/01

RWIF AWNING SPECIFICATIONS

COPY



FABRIC

- ALL AWNING FABRIC IS **MERIDIAN CANOPY PLUS - #110 WHITE** WITH FLUOREX-P.
- **5" 3M RED TRANSLUCENT VINYL STRIPES** ARE APPLIED DIRECTLY TO FABRIC.
- DOME MATERIAL IS **MERIDIAN Canopy Plus - #126 KELLY GREEN** WITH FLUOREX-P.
- DOME FACE IS **MERIDIAN Canopy Plus - #110 WHITE** WITH FLUOREX-P, WITH **3M TRANSLUCENT VINYL**S APPLIED DIRECTLY TO FABRIC.
- RITA'S DOME IS APPROXIMATELY 18 SQ. FT.
- RITA'S LOGO COVERS APPROXIMATELY 8.5 SQ. FT. OF DOME FACE.
- ALL AWNINGS AND DOMES **MUST** HAVE BACKINGS WHEN BACKING IS EXPOSED TO THE ELEMENTS.
- **ALWAYS** START WITH A WHITE STRIPE NEXT TO EACH DOME, NEVER A RED STRIPE.

FRAMING

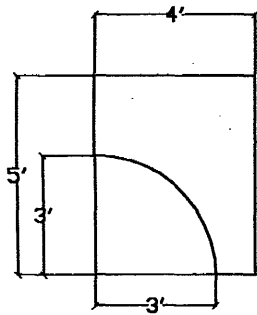
- **1" x 1" x 1/8" ALUMINUM SQ. TUBE FRAMES**, MILLIKEN PROFILE M1/M2 STAPLING EXTRUSION
- LOUVER BLOCKS FOR BOTTOM CEILING MUST BE SEPARATED WITH MILLIKEN DIVIDER RAIL
- ALL SUPPORTS **MUST** BE ALUMINUM INCLUDING BOTTOM FRAMING FOR EGG CRATES.
- ALL FRAMING & RADIUS SUPPORTS **MUST** LAND BEHIND RED STRIPES, NOT WHITE AREAS.
- AWNINGS **MUST** HAVE RADIUS CORNERS AND RADIUS BACK TO BUILDING NO EXCEPTIONS

ELECTRICAL

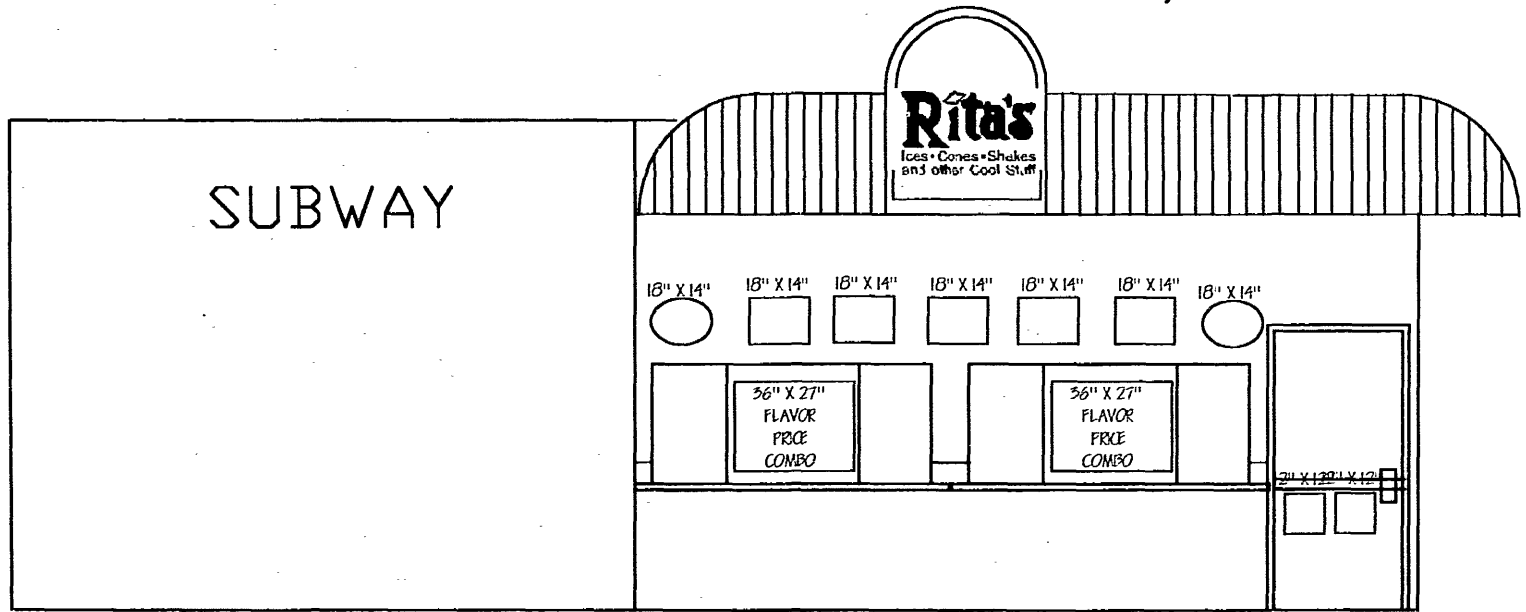
- AWNING MUST BE UP TO UL STANDARDS AND LABELED.
- THE BALLASTS MUST BE EXTERIOR DAMP PROOF H.O.U.L. 800 MILLY AMP FOR RAPID STARTING IN COOL WEATHER.
- THE LAMPS WILL BE COOL WHITE OUT-PUT, AND PLACED FOR PROPER LIGHTING NO "HOT SPOTS" OR SHADOWS.
- EACH DOME RECEIVES A VERTICAL BALLAST.

ALL ELECTRICAL, FRAMING, AWNING HEIGHT, DOME PLACEMENT, AND ALL OTHER DETAILS MUST BE FORWARDED TO THE RWIF CONSTRUCTION DEPARTMENT FOR FINAL APPROVAL PRIOR TO MANUFACTURING.

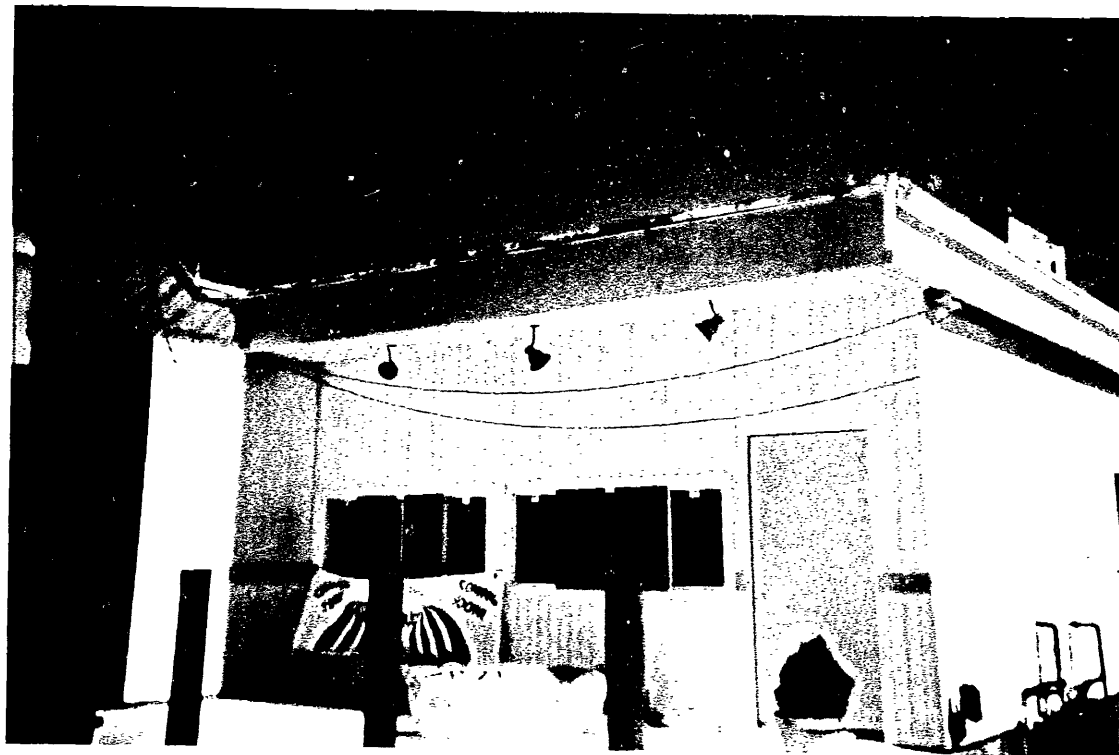
NEW WINDSOR, NY



RITA'S WATER ICE
FRANCHISE
CORPORATION'S
36" AWNING
PROJECTION PROFILE
DOME PROJECTS 4'









-----X
In the Matter of the Application of

SHILA PATEL

MEMORANDUM OF
DECISION GRANTING

SIGNS

CASE #04-21
-----X

WHEREAS, Frank Weis represented Shila Patel , owner(s) of 355 Windsor Highway, New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a/an Request for the following variances All (48-18-H-1-B-1):

- 2 ft. 6 inch height requirement for awning sign and;
- 2 – 12inch X 12 inch additional wall signs and;
- 7 – 16inch X 20 inch additional wall signs

All at 355 Windsor Highway in a C Zone (49-1-27)

WHEREAS, a public hearing was held on April 26, 2004 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Frank Weis represented the Applicant and appeared on behalf of this Application; and

WHEREAS, there were no spectators appearing at the public hearing; and

WHEREAS, no one spoke in favor of or in opposition to the Application; and

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.
2. The Evidence presented by the Applicant showed that:
 - (a) The property is a commercial property located in a neighborhood of commercial properties on a busy state highway.

- (b) The applicant is opening a new business at that locatin and seeks permission to erect a number of signs in connection with that business.
- (c) The property is located lower than the adjacent highway.
- (d) None of the signs proposed will be illuminated.
- (e) The signs will not be larger or dissimilar in appearance to other signs for other establishments in the same neighborhood.
- (f) No sign will obstruct the view of motorists on the adjacent highway.
- (g) No trees or substantial vegetation will be removed in the building of any sign.
- (h) No sign will cause the ponding or collection of water or divert the flow of water drainage.
- (i) No sign will be on top of or interfere with any easements including, but not limited to, water, sewer and electric.
- (j) The number and the size of signs has been reduced subsequent to the preliminary conference on this matter.

WHEREAS, The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variance(s) will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.
2. There is no other feasible method available to the Applicant that can produce the benefits sought.
3. The variance(s) requested are substantial in relation to the Town regulations but, nevertheless, are warranted.
4. The requested variance(s) will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.
5. The difficulty the Applicant faces in conforming to the bulk regulations is self-created but, nevertheless, should be allowed.
6. The benefit to the Applicant, if the requested variance(s) are granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.

7. The requested variance(s) are/is appropriate and are/is the minimum variance(s) necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
8. The interests of justice will be served by allowing the granting of the requested sign variance(s).

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a Request for the following variances All (48-18-H-1-B-1):

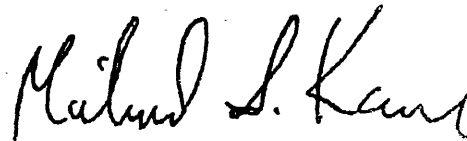
- 2 ft. 6 inch height requirement for awning sign and;
- 2 – 12inch X 12 inch additional wall signs and;
- 7 – 16inch X 20 inch additional wall signs

All at 355 Windsor Highway in a C Zone (49-1-27) as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and/or Building Inspector and Applicant.

Dated: April 26, 2004



Chairman



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

OFFICE OF THE ZONING BOARD OF APPEALS

August 10, 2004

Shila Patel
8 Colette Drive
Poughkeepsie, NY 12601

SUBJECT: REQUEST FOR VARIANCE #04-21

Dear Ms. Patel:

Please find enclosed two copies of the Formal Decision for your case before the Zoning Board of Appeals. Please keep these copies in your records for future reference if needed.

If you are in need of any further assistance or have any questions in this matter, please feel free to contact me at the above number.

Very truly yours,

Myra Mason, Secretary to the
NEW WINDSOR ZONING BOARD

MLM:mlm

cc: Michael Babcock, Building Inspector

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
OFFICE
845-563-4615**

MEMORANDUM

TO: LARRY REIS, COMPTROLLER
FROM: MYRA MASON, SECRETARY TO THE ZONING BOARD
DATE: 6-28-04
SUBJECT: ESCROW REFUND

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 347.50 TO CLOSE OUT
ESCROW FOR:**

ZBA FILE #04-21

NAME & ADDRESS:

**Shila Patel
8 Colette Drive
Poughkeepsie, NY 12601**

THANK YOU,

MYRA

L.R.6-28-04



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
RECORD OF CHARGES & PAYMENTS**



FILE #04-21 TYPE: AREA

APPLICANT Name & Address:

Shila Patel
8 Colette Drive
Poughkeepsie, NY 12601

TELEPHONE: 462-5642

RESIDENTIAL:	\$ 50.00	CHECK # _____
COMMERCIAL	\$ 150.00	CHECK # <u>1207</u>
INTERPRETATION	\$ 150.00	CHECK # _____

ESCROW: COMMERCIAL \$500.00 CHECK # 1208

~~~~~

| <u>DISBURSEMENTS:</u>        |           | MINUTES<br>\$5.50 / PAGE | ATTORNEY<br>FEE |
|------------------------------|-----------|--------------------------|-----------------|
| PRELIMINARY:                 | <u>5</u>  | PAGES                    | \$ <u>27.50</u> |
| 2 <sup>ND</sup> PRELIMINARY: | —         | PAGES                    | \$ _____        |
| PUBLIC HEARING:              | <u>10</u> | PAGES                    | \$ <u>55.00</u> |
| PUBLIC HEARING:              | —         | PAGES                    | \$ _____        |

TOTAL:            \$ 82.50            \$ 70.00

~~~~~

ESCROW POSTED:	\$ 500.00
LESS: DISBURSEMENTS:	\$ <u>152.50</u>

AMOUNT DUE: \$ _____

REFUND DUE: \$ 347.50

Cc:

SHILA PATEL (RITA'S ICE) (04-21)

MR. KANE: Request for the following variances, 2 ft. 7 inch height requirement for awning sign and two 12 inch x 12 inch additional wall signs and seven 16 inch x 20 inch additional wall signs all at 355 Windsor Highway in a C zone. Okay.

MR. WEIS: This is Shila Patel. My name is Frank Weis. Essentially, what we're asking to do is duplicate what we do at all of our stores, we're converting the P.J.'s Ice Cream on New Windsor or Windsor Highway to a Rita's Water Ice, which is a national chain. There's a picture of one that's recently opened this year. The awning and the dome is our trademark, it's a three foot awning and a dome actually sits 5 feet by 4 feet wide and you want to address that first or should I address everything at once?

MR. KANE: Actually, that to me doesn't look like it's going to be too much of a problem. Nine additional wall signs, let's go there.

MR. WEIS: This is a, Rita's is all walk-up window service so unlike P.J.'s where some of the customers walked in and were served, all of our customers stand out side and order. We have basically four service windows behind stationery glass on either side of the sliding glass these signs are behind glass, the menu boards additionally across the top we have nine signs that we display. Two of those, one of those is our hours of operation, another is the name of the franchise and the other ones, there's a couple that have some information, made fresh daily, fat and cholesterol free, and the other ones show what the products look like that they would be purchasing or more or less a caricature, not really a photograph, they're made of a heavy painted plastic, look very professional so on and so forth.

MR. KANE: Signs are illuminated?

MR. WEIS: The only sign that's illuminated is the dome on here.

MR. KANE: Going to have two domes or one?

MR. WEIS: No, just one, we have a short store front.

MR. KANE: The menus in the windows, they need a permit on that?

MR. BABCOCK: I think since they were coming here, we put it all in, Mr. Chairman, I didn't, typically, the menu on the inside of the window that would be exempt.

MR. KANE: So that knocks out two.

MR. WEIS: Well, I don't think we're addressing those, I think that you have, that's these right here, those are a foot by a foot and then the other, you have two ovals here and the rest are rectangular shaped, these are all roughly 16 x 20.

MR. KANE: Steve, can you see this?

MR. RIVERA: I have this copy here.

MR. KANE: Just to give you fair warning, there's two of us but most guys are really we like to keep the signs as minimal as possible.

MR. WEIS: We're kind of--

MR. KANE: I understand the hours of operation, don't have a problem, don't have a problem with the other 12 x 12, the seven other signs, is there any way to consolidate those?

MR. WEIS: We can do that.

MR. KANE: Give us some options at the public hearing, I want you to give something so you're able to do business and have business coming out of the store but I don't want to sit here and say you can get a variance for seven other signs. Because the variances go with the building itself. Is there a way that we, if I remember correctly, that we can put a conditional on these signs that if it ever stops operation, the signs--

MR. KRIEGER: Well, that's two questions. Can you attach conditions to a variance, you can, to make the variance individual to an individual user is potentially problematic, but given the nature of the application, it's probably going to work out that way anyway because this is a, not the kind of variance that would be commonly sought. Their needs are rather individual.

MR. WEIS: They are also seasonal which I wanted to bring up so when we close for the year, they're all taken down and put away for the winter and we cover our windows with mini blinds or whatever.

MR. KANE: So this is coming down here? These are your windows right here? You're not going to do anything structural on this?

MR. WEIS: No, there's, I think that's where we're at, we're already at that point where we put the windows in, we haven't really done--

MR. KANE: I'm looking at this and they're all in the window which takes a lot of problems away.

MR. WEIS: Except that we have already built out the store front.

MR. KANE: That becomes like a big issue.

MR. WEIS: I have two options, as you said, we could consolidate some of these signs so you'd have the two 12 x 12s and then like two other ones that might be 3 feet long by a foot high or something like that.

MR. KANE: If some of them make sense to be connected together, make it one sign because they're small enough signs and I don't have a problem with that but I want you to be able to walk into a public hearing knowing that we'd probably look for some kind of options on having that many.

MR. WEIS: We try to be flexible with that stuff.

MR. KANE: Okay, any questions, Steve?

MR. RIVERA: Well, the store front was, what's the width right next to the Subway, is that correct?

MR. WEIS: Yeah, about 19 or 20 feet.

(Whereupon, Mr. McDonald entered the room.)

MR. KANE: Steve, your question?

MR. RIVERA: No, that answered it.

MR. KANE: Okay, you ready?

MR. RIVERA: Yes, Mr. Chairman, if you accept a motion.

MR. KANE: Yes, I will.

MR. RIVERA: I move that we set up Shila Patel of Rita's Ice for their request of the following variances, the 2 foot 6 inch height requirement for the awning sign and two 12 inch x 12 inch additional wall signs and seven 16 inch x 20 inch additional wall signs

and I think you made amendments also.

MR. KANE: This is for a public hearing, so you don't have to go there yet.

MR. MC DONALD: Second it.

ROLL CALL

MR. RIVERA	AYE
MR. MC DONALD	AYE
MR. KANE	AYE

MR. WEIS: Can I ask one brief question? You said the dome on the awning you didn't think would be a problem, should we, can I have the sign installed or should I wait till the public hearing?

MR. KANE: No, no, no.

MR. WEIS: I thought you were going to say that, I just wanted to make sure.

MR. KANE: I'm the chairman, I'm not God.

MR. WEIS: Thanks.

SHILA PATEL (RITA'S ICE) (04-21)

MR. REIS: Request for the following variances, 2 ft. 6 in. height requirement for awning sign, two 12 in. x 12 in. additional wall signs and seven 16 in. x 20 in. additional wall signs all at 355 Windsor Highway in a C zone.

Mr. Frank Weis and Ms. Shila Patel appeared before the board for this proposal.

MR. REIS: Tell us about your situation.

MS. PATEL: The awning that we're looking to install is six inches higher than what's allowed by the Town.

MR. MINUTA: Is that the awning itself or the awning with the projection with the Rita's?

MR. WEIS: The awning is 3 feet high, the dome projects five feet high at its largest height, yes, that's a typical Rita's store.

MR. MINUTA: So I'm unclear as far as the way the paperwork's been filled out.

MR. BABCOCK: He's proposing five foot, we're saying it's a total of 5, he's allowed 2 and it says two foot 6, you're right.

MR. WEIS: It was our understanding the allowed was 2 1/2 so we were proposing for 2 1/2.

MR. BABCOCK: Right, you're 300 feet off the road, if they're 300 feet off the road, I don't know whether it is or not, but if that's what the classification that they put it in that's what it is, then it's two foot six then if it's five that makes sense.

MR. REIS: How many feet off the road was the

requirement?

MR. BABCOCK: Has to be 300 feet off to have two entrances.

MR. WEIS: Yes, this is former P.J.'s.

MR. REIS: Yeah, I know the spot it doesn't fall that far back off the road.

MR. KRIEGER: Yeah but it's in a slight depression, isn't it?

MR. MC DONALD: It's a little lower than 32.

MR. MINUTA: It's level with the road probably about 150 feet.

MR. MC DONALD: In other words, the thing that's really giving us the problem is the radius of the sign on the Rita's, is that what's giving us the problem?

MR. WEIS: Yes, that's the, that's basically the trademark awning that the company uses for this stores.

MR. MINUTA: There's really two issues, one is that the awning is at three foot instead of two foot six and the dome portion which is at two foot six so for clarification of the paperwork we should probably handle that now.

MR. REIS: Yeah, I would say that would be.

MR. BABCOCK: We'll change that to three foot, is that okay with you, Mr. Chairman?

MR. REIS: Yes.

MR. BABCOCK: I don't see the calculations here and I don't have anything but I don't believe it's 300 feet

off the road.

MR. MINUTA: No, it's not. Michael, wouldn't that, well, then looking for two foot six inch height variance, two foot 6 is allowed, so they're looking for actually five foot in total, right?

MR. BABCOCK: So they would be looking for a variance of three foot instead of two foot six, they're allowed two foot, they're proposing 5, they need 3 and I'll change the--

MR. REIS: Our purpose is to try to cooperate with you as much as we possibly can and at the same time try to bring you within some reasonable limits here so we don't create issues for your neighbors or anybody else, is there any way that you can adjust that domed area of your sign? Looks to me that that's, you know, it's attractive, it's a nice, the dimensions are attractive, if you came down a foot and a half, you know, just visually looking at this doesn't seem like you'd be losing the--

MR. BABCOCK: They do allow 2 1/2 foot.

MS. MASON: Says proposed five foot by three foot awning sign exceed maximum height of two feet six inches.

MR. BABCOCK: That's the problem, they just made a mistake.

MS. MASON: What's it supposed to be?

MR. BABCOCK: Three foot, the sign, the proposed sign is three foot, they're allowed two foot.

MR. REIS: So they're looking for a three foot variance here?

MR. BABCOCK: That's correct.

MR. REIS: Can you respond to that?

MR. WEIS: Yes, sir, typically we try to avoid doing it just because of us being a national chain, we try to create the same look for customers so they can get accustomed to seeing the dome as they go by and everything.

MR. REIS: Consistency.

MR. WEIS: Yeah, that portion of it is only 4 feet wide, so obviously the whole height of the awning isn't five feet across, it's just there's a 4 foot section that's five feet high, the remainder of it is only 3 feet high so and that's, actually, that dome and waterfall awnings are our registered trademark so we do try to get that as part of the package that we put in the stores because it is so recognizable, we're not as well-known up in this area yet but there's almost 300 stores that come from Philadelphia and go north and west and it's pretty recognizable so by dropping the size of the dome, it actually could hurt our image a little bit and some recognizability.

MR. REIS: Do you think this from here to this point is two feet?

MR. WEIS: Yes.

MR. REIS: If this was, I'm looking for a small compromise, just an opinion if this was one foot rather than two foot, do you think that would be derogatory towards your image?

MR. WEIS: I think a little bit. I obviously understand the need to compromise but it does, it actually changes the dimensioning of all the lettering on the logo and everything because it presses

everything down a bit.

MR. BABCOCK: The secretary just pointed out to me that they're allowed a sign that's 2 1/2 foot high they would be allowed a sign three foot if they were 300 feet so they're seeking a variance of two foot six not three foot, the proposed is 5, they're allowed 2 1/2 so they're seeking a variance of 2 1/2.

MR. MINUTA: That's just for the pop-up.

MR. BABCOCK: Yes, well, at the preliminary meeting the applicant was talking about having window signs and these signs would go away as far as a variance if they put them in the window as far as having to be here to get a variance and what I understood from Mr. Kane when he was talking to them if they can group the signs together or whatever they might do and if they put them in the window, they wouldn't have to be here for some of the smaller signs. I'm not sure what sign you're talking about, I haven't been privy to your conversation.

MR. WEIS: There's two issues, there's the trademark dome and awning and then there's trying to arrive at some compromise on the signage in front of the building.

MR. MINUTA: Where would the, just based on the picture where would the additional signage be placed?

MR. WEIS: Well, we have our, since we're a walk-up window service, our menu boards are in the window behind glass, so they're not outside and then we have, we brought a sample of one here, we have a series of signs basically shows the products that we sell, all right. Now we were told at the last meeting for compromise we're proposing to consolidate some of the these signs into one or two other signs instead of having the nine that we had requested out front so that

was our game plan on that. We're also just from the individual sign standard point because we're seasonal we're open seven months a year, we do remove all the signs at the end of the season so they're on the building for seven months of the year and off the building five months out of the year. The awning and the dome stay on the building obviously the whole year but the rest of the additional signs are all removed and kept indoors until the season resumes the following year.

MR. MINUTA: Where on this?

MR. WEIS: They would be installed above the service windows.

MR. REIS: This particular sign that's right here?

MR. WEIS: Yes.

MR. REIS: And that's the size?

MR. WEIS: Yes, this is the largest of them, there's some, this is obviously a CAD drawing but there's two signs and little signs and five that are this size and we have a variety of products and they're all different items that we sell, we have a drink called a misty, there's one like this, there's one called gelato, one says take home water.

MR. REIS: These signs?

MR. WEIS: Hours of operation and the name of our franchise, they're one foot by one foot.

MR. REIS: Len and Joe, do you have this?

MR. MINUTA: That I do not have.

MR. REIS: Kind of lays it all out.

MR. MINUTA: Absolutely.

MR. MC DONALD: The round one is the hours of operation.

MR. WEIS: No, the two small ones on the door are the hours of operation, there's the circular ones says no fat, no cholesterol and the other one says made fresh daily so then the proposal that we had come with tonight was to take these signs and consolidate those just into two, these square signs, so I have two oval and two square or two rectangular ones, these are behind glass.

MR. REIS: This is the front elevation?

MR. WEIS: Yes.

MR. MINUTA: This is a consolidation?

MR. WEIS: Yes.

MR. REIS: Where is this?

MR. WEIS: This is more similar to the one we did with just the single dome on the front of the building so this is across the top.

MR. REIS: So this is what you're hoping to accomplish?

MR. WEIS: Yes.

MR. REIS: Not this?

MR. WEIS: Correct, typically that's for our larger store front, this is only about 20 feet so once we get passed 20.

MR. REIS: This should be in your packet.

MR. WEIS: Just use the single dome.

MR. REIS: For whatever reason I assumed that this is what you were trying to accomplish.

MR. WEIS: No, we have the Subway and the Rita's, we might be asking for two but one's plenty.

MR. MINUTA: Which one are you proposing?

MR. REIS: This is what we're proposing, this is what we originally asked for, I reduced that to 4 from 9 and kept the dome the same on that again just kind of reiterate because we're a walk-up window business unlike most businesses where you walk in and you display your menu and some of your products once you get in, we pretty much have to provide the whole message on the outside of the building because that's the only opportunity we get so we do take opportunities to do some things like this to make sure people recognize what we sell because people tend not to read, they look at pictures and say I'll have one of those. So that obviously puts us at a disadvantage a lot of times because we're, if we had a walk-in business all these things would be on the inside of the building.

MR. REIS: You'll find in New Windsor there's a higher caliber of people that do read. Any other questions or should we open it up to the public?

MR. BABCOCK: Mike, what I need is a clarification on the number of signs and the size of those.

MR. REIS: What they're requesting is two 48 x 16, two 18 x 14 oval and two 12 x 12.

MR. WEIS: The 12 x 12 I didn't know if they were considered signs or not cause it's hours of operation.

MR. BABCOCK: Put them in there and there's no question about it since you're here.

MR. REIS: Any other questions or open it up to the public?

MR. MINUTA: No, open it up to the public.

MR. REIS: Is there anyone in the audience that would like to speak on behalf of this, against it or for it? Seeing no one, we'll close the public hearing.

MS. MASON: On the 13th of April I mailed out 43 addressed envelopes containing the notice of public hearing and I had no responses.

MR. REIS: Thank you. Joe, any further questions?

MR. MINUTA: I have no further questions. Accept a motion?

MR. REIS: Len, any other questions?

MR. MC DONALD: No.

MR. REIS: I'll accept a motion, thank you.

MR. MINUTA: Move that we grant Shila Patel for Rita's Ice Cream requested variances. I would like to stipulate that the dome or pop-up portion of that should be the portion that we consider the five foot tall by three foot, not the entire awning itself, that way it would not allow them to put the entire awning at five foot in height.

MR. REIS: Just the dome as the picture shows.

MR. MC DONALD: Second it.

ROLL CALL

MR. REIS	AYE
MR. MC DONALD	AYE
MR. MINUTA	AYE

MR. REIS: Joe, your motion was for all three of the variances?

MR. MINUTA: My motion is for all three for clarification.

MR. KRIEGER: Yes, as the application was amended.

MR. MINUTA: As amended, correct.



RESULTS OF Z.B.A. MEETING OF: April 20, 2004

PROJECT: Shila Patel (Rita's Ice) ZBA # 04-21
P.B.#



USE VARIANCE: NEED: EAF _____ PROXY _____

LEAD AGENCY: M) _____ S) _____ VOTE: A _____ N _____
RIVERA _____
MCDONALD _____ CARRIED: Y _____ N _____
REIS _____
MINUTA _____
KANE _____

NEGATIVE DEC: M) _____ S) _____ VOTE: A _____ N _____
RIVERA _____
MCDONALD _____ CARRIED: Y _____ N _____
REIS _____
MINUTA _____
KANE _____

PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____
RIVERA _____
MCDONALD _____ CARRIED: Y _____ N _____
REIS _____
MINUTA _____
KANE _____

APPROVED: M) _____ S) _____ VOTE: A _____ N _____
RIVERA _____
MCDONALD _____ CARRIED: Y _____ N _____
REIS _____
MINUTA _____
KANE _____

ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____
RIVERA _____
MCDONALD _____
REIS _____ CARRIED: Y _____ N _____
MINUTA _____
KANE _____

PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES ☒

VARIANCE APPROVED: M) M S) M VOTE: A _____ N _____

~~RIVERA~~ _____
MC DONALD A
REIS A
MINUTA A
~~KANE~~ _____

CARRIED: Y 3 N _____

Change Ceiling Variance to 3'

2 - 48" x 16"

2 - 18 x 14 Oval

2 - 12 x 12

**ZONING BOARD OF APPEALS: TOWN OF NEW WINDSOR
COUNTY OF ORANGE: STATE OF NEW YORK**

-----X

In the Matter of the Application for Variance of

SHILA PATEL

AFFIDAVIT OF
SERVICE
BY MAIL

#04-21

----- X

STATE OF NEW YORK)

) SS:

COUNTY OF ORANGE)

MYRA L. MASON, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at 67 Bethlehem Road, New Windsor, NY 12553.

That on the 13TH day of APRIL, 2004, I compared the 43 addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor's Office regarding the above application for a variance and I find that the addresses are identical to the list received. I then placed the envelopes in a U.S. Depository within the Town of New Windsor.

Sworn to before me this

Myra L. Mason
Myra L. Mason, Secretary

13th day of April, 2004

J. J. Gallagher
Notary Public

JENNIFER MEAD
Notary Public, State Of New York
No. 01ME6050024
Qualified In Orange County
Commission Expires 10/30/ 2006

PUBLIC HEARING NOTICE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following Proposition:

Appeal No. 04-21

Request of SHILA PATEL (RITA'S ICE)

for a VARIANCE of the Zoning Local Law to Permit:

Request for the following sign variances :

2 ft. 6 inch height requirement for awning sign and;

2 – 12inch X 12 inch additional wall signs and;

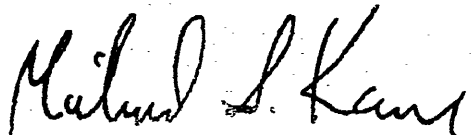
7 – 16inch X 20 inch additional wall signs

being a VARIANCE of Section All (48-18-H-1-B-1)

for property located at: All at 355 Windsor Highway in a C Zone

known and designated as tax map Section 49 Block 1 Lot 27

PUBLIC HEARING will take place on APRIL 26, 2004
at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York
beginning at 7:30 P.M.



Michael Kane, Chairman



1763

Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-4693

Assessors Office

March 31, 2004

Shila Patel
8 Colette Drive
Poughkeepsie, NY 12601

Re: 49-1-27 ZB# 04-21

Dear Ms. Patel:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$ 65.00, minus your deposit of \$25.00.

Please remit the balance of \$ 40.00 to the Town Clerk's Office.

Sincerely,

J. Todd Wiley, IAO
Sole Assessor

JTW/tmp
Attachments

CC: Myra Mason, Zoning Board

35-4-61
Newburgh Enlarged City School District
124 Grand Street
Newburgh, NY 12550

45-1-36
Chien-Min & Yao-Ming Lu
48 Continental Drive
New Windsor, NY 12553

45-1-37
Bruce & Mary Gibson
50 Continental Drive
New Windsor, NY 12553

45-1-38
Sheri Greenberg
85 Terhune Avenue
Passaic, NJ 07055

45-2-10
Giuseppe & Vincenza Cullaro
1 Regimental Place
New Windsor, NY 12553

45-2-11
Basil Komondorea
41 Continental Drive
New Windsor, NY 12553

45-2-12
Thomas & Beverly Karas
39 Continental Drive
New Windsor, NY 12553

49-1-1.1
CKN Mylonas, Inc.
345 Windsor Highway
New Windsor, NY 12553

49-1-1.2
Dimitrios & Pope Mylonas
c/o New Windsor Coach Diner
351 Windsor Highway
New Windsor, NY 12553

49-1-2
Patricia Anne Willard
52 Continental Drive
New Windsor, NY 12553

49-1-3
Lawrence DiGregorio
Claudette Robertson
54 Continental Drive
New Windsor, NY 12553

49-1-4
Bradford & Kyong Smith
56 Continental Drive
New Windsor, NY 12553

49-1-5
Elizabeth A Stafford
58 Continental Drive
New Windsor, NY 12553

49-1-6
Ronald Fleischman
60 Continental Drive
New Windsor, NY 12553

49-1-7
Christopher & Christina Mullen
62 Continental Drive
New Windsor, NY 12553

49-1-8
Richard & Jeannie Crook
64 Continental Drive
New Windsor, NY 12553

49-1-9
John & Mary Rohan
66 Continental Drive
New Windsor, NY 12553

49-1-10
Edward & Linda Christian
68 Continental Drive
New Windsor, NY 12553

49-1-11
Annmarie Marchiondo
Frank Devaney
70 Continental Drive
New Windsor, NY 12553

49-1-20.1
Tower Management Financing
Partnership, LP
680 Kinderkamack Road
River Edge, NJ 07661

49-1-21 & 49-1-22
Wayne Baratta
33 Village Common Road
Fishkill, NY 12524

49-1-23.1 & 49-1-24
Carmine Andriuolo
363 Windsor Highway
New Windsor, NY 12553

49-1-23.2
County of Orange
255-275 Main Street
Goshen, NY 10924

49-1-25
Vittorio & Lucy Vitolo
30 Heather Court
Middletown, NY 10940

49-1-26
Ofreo Cicchetti
1505 Midhurst Court
Raleigh, NC 27614

49-1-28
Bank of New York – Property Management
ATT: P.Culas
48 Wall Street – 24th floor
NY, NY 10286

49-2-1
David & Diana Kettner
43 Continental Drive
New Windsor, NY 12553

49-2-2
Francis & Susan Sommerlad
2 Regimental Place
New Windsor, NY 12553

49-2-3
John & Angela Parrino
4 Regimental Place
New Windsor, NY 12553

49-2-4
Brian & Kathryn Gollsneider
6 Regimental Place
New Windsor, NY 12553

49-2-5
Itsia Slater
8 Regimental Place
New Windsor, NY 12553

49-2-6
Philip, Reina, & George Justi
10 Regimental Place
New Windsor, NY 12553

49-2-7
James & Sylvia Bittles
12 Regimental Place
New Windsor, NY 12553

49-2-8
James & Anita Gilbert
53 Continental Drive
New Windsor, NY 12553

49-2-9
Brian & Helen Vieira
51 Continental Drive
New Windsor, NY 12553

49-2-10
Benny & Roxanne D'Agostini
49 Continental Drive
New Windsor, NY 12553

49-2-11
Anita Saltzman
47 Continental Drive
New Windsor, NY 12553

49-2-12
Joseph & Patricia Kraiza
45 Continental Drive
New Windsor, NY 12553

65-2-12.1
WVR Real Estate II, LLC
4 Coates Drive – Suite 1
Goshen, NY 10924

71-1-67
Carmine Pacione
393 Old Forge Hill Road
New Windsor, NY 12553

71-1-68
Emil Mihalco, Jr.
Bernice Sapiel
387 Old Forge Hill Road
New Windsor, NY 12553

71-3-2
Vails Gate, Inc.
362 Windsor Highway
New Windsor, NY 12553

71-3-3
356 Windsor Highway Assoc., LLC
c/o Grace Panella
2 Hearthstone Way
New Windsor, NY 12553

TOWN OF NEW WINDSOR
REQUEST FOR NOTIFICATION LIST

DATE: 03-29-04 PROJECT NUMBER: ZBA# 04-21 P.B. # _____

APPLICANT NAME: SHILA PATEL (RITA'S ICE)

PERSON TO NOTIFY TO PICK UP LIST:

SHILA PATEL
8 COLETTE DRIVE
POUGHKEEPSIE, NY 12601

TELEPHONE: 462-5642

TAX MAP NUMBER: SEC. 49 BLOCK 1 LOT 27
SEC. _____ BLOCK _____ LOT _____
SEC. _____ BLOCK _____ LOT _____

PROPERTY LOCATION: 355 WINDSOR HIGHWAY
NEW WINDSOR, NY

THIS LIST IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD: _____

SITE PLAN OR SUBDIVISION: (ABUTTING AND ACROSS ANY STREET) _____

SPECIAL PERMIT ONLY: (ANYONE WITHIN 500 FEET) _____

AGRICULTURAL DISTRICT:
(ANYONE WITHIN THE AG DISTRICT WHICH IS WITHIN 500'
OF SITE PLAN OR SUBDIVISION PROJECT) _____

❖ ❖

NEW WINDSOR ZONING BOARD XXX

LIST WILL CONSIST OF ALL PROPERTY WITHIN 500 FEET OF PROJECT XXX

❖ ❖

AMOUNT OF DEPOSIT: 25.00 CHECK NUMBER: 1209

TOTAL CHARGES: _____



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

ZONING BOARD OF APPEALS

April 13, 2004

Shila Patel
8 Colette Drive
Poughkeepsie, NY 12601

SUBJECT: REQUEST FOR VARIANCE #04-21

Dear Ms. Patel:

This is just to let you know your Notices for Public Hearing were mailed out and the notice was also sent to The Sentinel Newspaper for publication. **PLEASE NOTE: The Sentinel will bill you directly for this add. This is not included in the escrow you posted upon application.**

Your Public Hearing before the Zoning Board of Appeals for your requested variance at:

355 Windsor Highway
New Windsor, NY

is scheduled for the April 26th. 2004 agenda.

This meeting starts at 7:30 p.m. and is held in the Town Meeting Room at Town Hall. If you have any questions or concerns in this matter, please feel free to contact me.

Very truly yours,

Myra Mason, Secretary
Zoning Board of Appeals

MLM:mlm



RESULTS OF Z.B.A. MEETING OF:

April 12, 2004

PROJECT: Shila Patel - (Rita's Ice)

ZBA # 04-21

P.B.#



USE VARIANCE:

NEED: EAF

PROXY

LEAD AGENCY: M) S) VOTE: A N

RIVERA

MCDONALD

REIS

MINUTA

KANE

CARRIED: Y N

PUBLIC HEARING: M) S) VOTE: A N

RIVERA

MCDONALD

REIS

MINUTA

KANE

CARRIED: Y N

NEGATIVE DEC: M) S) VOTE: A N

RIVERA

MCDONALD

REIS

MINUTA

KANE

CARRIED: Y N

APPROVED: M) S) VOTE: A N

RIVERA

MCDONALD

REIS

MINUTA

KANE

CARRIED: Y N

ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING:

M) RV S) MC

VOTE: A 3 N 0

RIVERA

MCDONALD

REIS

MINUTA

KANE

CARRIED: Y ✓ N

PUBLIC HEARING:

STATEMENT OF MAILING READ INTO MINUTES

VARIANCE APPROVED:

M) S) VOTE: A N

RIVERA

MC DONALD

REIS

MINUTA

KANE

CARRIED: Y N

Try to consolidate the 7 wall signs

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

RECEIPT OF ESCROW RECEIVED:

DATE RECEIVED: 03-29-04

FOR: 04-21 ESCROW

FROM: SHILA PATEL

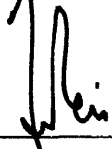
8 COLETTE DRIVE

POUGHKEEPSIE, NY 12601

CHECK NUMBER: 1208

AMOUNT: 500.00

RECEIVED AT COMPTROLLER'S OFFICE BY:



NAME

3/30/04

DATE

PLEASE RETURN SIGNED COPY TO MYRA FOR FILING

THANK YOU

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#319-2004

03/30/2004

ZBA 04-21 application
Patel, Shila

Received \$ 150.00 for Zoning Board Fees, on 03/30/2004. Thank you for
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

COPY

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

DATE: 3/17/04

APPLICANT: **Shila Patel**
8 Colette Drive
Poughkeepsie, NY 12601

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 3/15/04

FOR : **Rita's Water Ice**

LOCATED AT: **355 Windsor Hwy.**

ZONE: **C Sec/ Blk/ Lot: 49-1-27**

DESCRIPTION OF EXISTING SITE: **Existing retail mall**

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. **Proposed 12"x12" wall sign will exceed maximum number of permitted wall signs.**


BUILDING INSPECTOR

PERMITTED

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: C USE: 48-18-H-1-B-1

SIGN: #1

FREESTANDING:

HEIGHT:

WIDTH:

WALL SIGNS:

TOTAL ALL SIGNS:

FEET FROM ANY LOT LINE:

cc: Z.B.A., APPLICANT, FILE, W/ATTACHED MAP

04-21

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

COPY

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

RECEIVED

MAR 15 2004

BUILDING DEPARTMENT

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and underslab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and perc test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

FOR OFFICE USE ONLY:
Building Permit #: 2004-341

AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR ISSUED

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

SHINING PBA
Owner of Premises Rita's Water Ice (Ray Vitob - Landlord)
Address 355 Windsor Hwy New Windsor, NY 12553 Phone # (845) 462 5642
Mailing Address 355 Windsor Hwy New Windsor, NY 12553 Fax #
Name of Architect _____
Address _____ Phone _____
Name of Contractor Aerial Signs & Awnings

Address 739 Mount Rd #G-2 Aston, PA 19014 Phone (610) 459-0760

State whether applicant is owner, lessee, agent, architect, engineer or builder Lessee

If applicant is a corporation, signature of duly authorized officer. Shila Patel, president
(Name and title of corporate officer)

1. On what street is property located? On the _____ side of _____
(N,S,E or W)
and _____ feet from the intersection of _____

2. Zone or use district in which premises are situated _____ Is property a flood zone? Y _____ N _____

3. Tax Map Description: Section 49 Block 1 Lot 27

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy Frozen Dessert Sales b. Intended use and occupancy Same

5. Nature of work (check if applicable) ☐ New Bldg. ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☒ Other Point of Purchase Sign
6. Is this a corner lot? _____
12'x12'

7. Dimensions of entire new construction. Front _____ Rear _____ Depth _____ Height _____ No. of stories _____

8. If dwelling, number of dwelling units: _____ Number of dwelling units on each floor _____

Number of bedrooms _____ Baths _____ Toilets _____ Heating Plant: Gas _____ Oil _____

Electric/Hot Air _____ Hot Water _____ If Garage, number of cars _____

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use Frozen Dessert Sales

10. Estimated cost _____ Fee CH #1203 \$50-

PAID

date

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock
Asst. Inspectors Frank Lisi & Louis Krychear
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(845) 563-4618
(845) 563-4695 FAX

Bldg Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____

INSTRUCTIONS

- A. This application must be completely filled in by typewriter or in ink and submitted to the Building Inspector.
- B. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- C. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- D. The work covered by this application may not be commenced before the issuance of a Building Permit.
- E. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- F. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

Shile Patel
(Signature of Applicant)

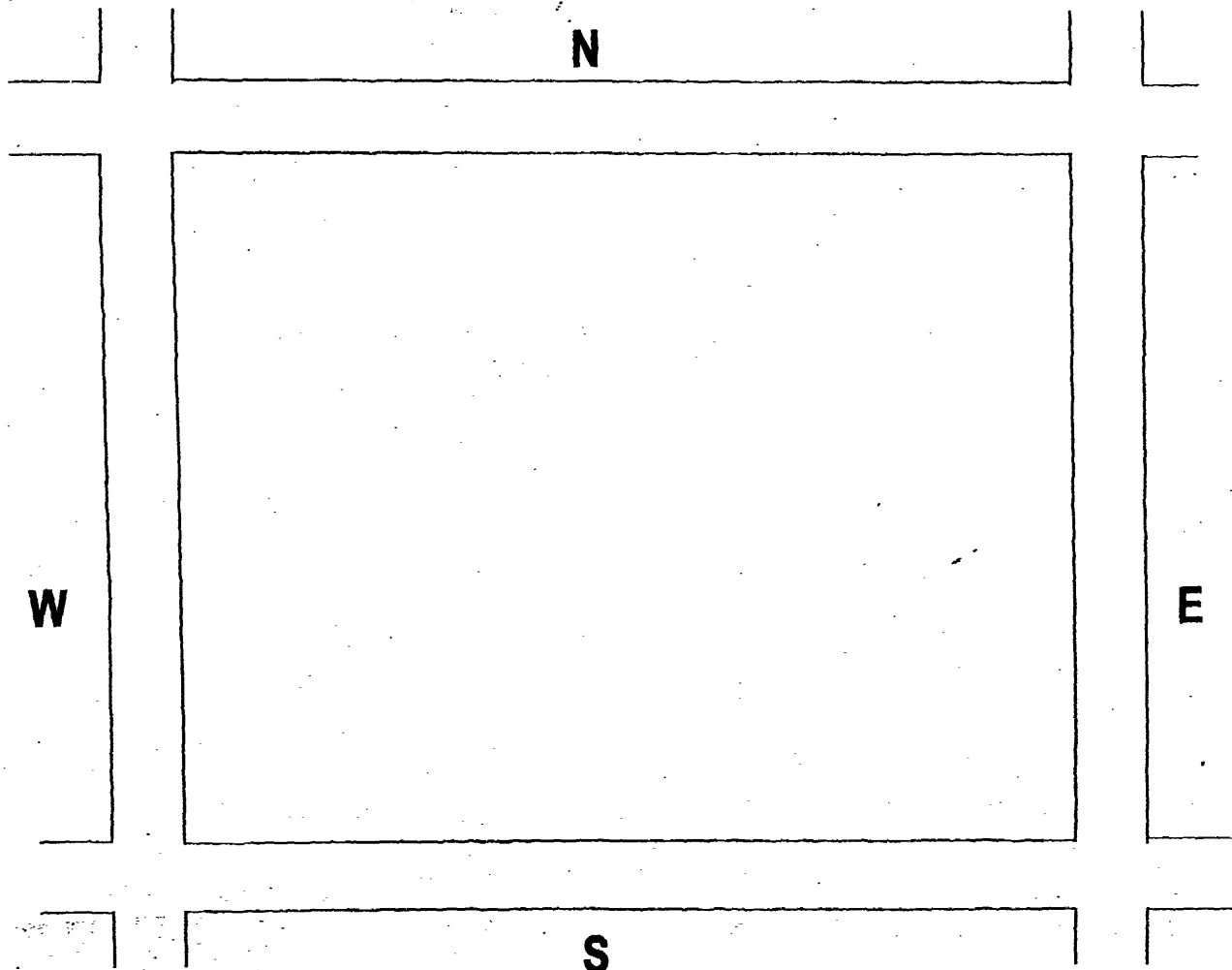
8 Colette Dr. Poughkeepsie, NY 12601
(Address of Applicant)

(Owner's Signature)

(Owner's Address)

PLOT PLAN

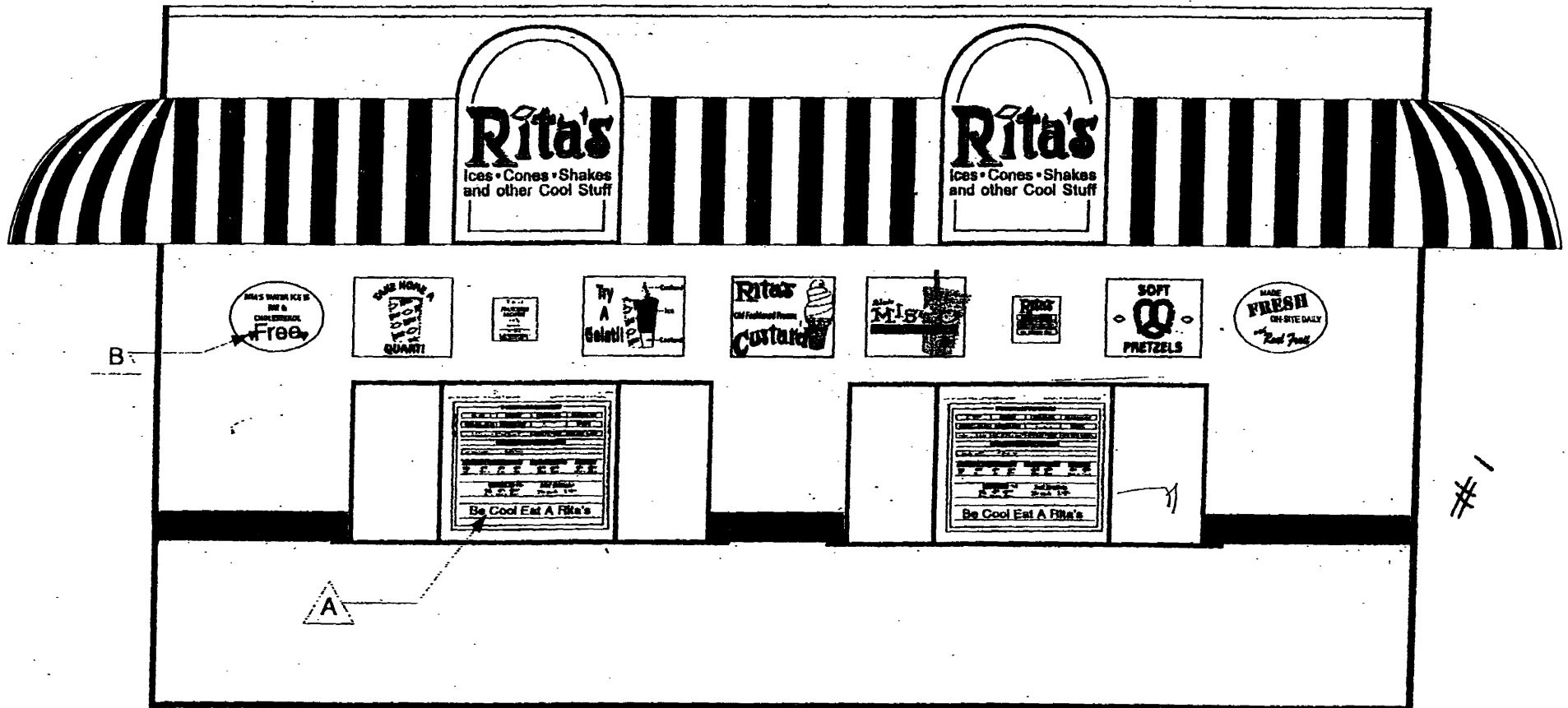
NOTE: Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.



COPY

3/27/01

FRONT ELEVATION FOR TYPICAL RITA'S LOCATION



36" X 28" FLAVOR/PRICE BOARDS ARE INTERIOR MOUNTED BEHIND GLASS



SQUARE FOOTAGE FOR EXTERIOR MOUNTED POINT OF PURCHASE SIGNS:

7 SIGNS @ 16" X 20" (2.2 SF) = 15.4 SQUARE FEET

2 SIGNS @ 12" X 12" (1.0 SF) = 2.0 SQUARE FEET

TOTAL = 17.4 SQUARE FEET OF POP EXTERIOR.

FOR ADDITIONAL INFORMATION, PLEASE CONTACT THE
RWIF CONSTRUCTION DEPT. AT 1-800-677-7482

COPY

**OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK**

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

DATE: 3/17/04

**APPLICANT: Shila Patel
8 Colette Drive
Poughkeepsie, NY 12601**

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 3/15/04

FOR : Rita's Water Ice

LOCATED AT: 355 Windsor Hwy.

ZONE: C Sec/ Blk/ Lot: 49-1-27

DESCRIPTION OF EXISTING SITE: Existing retail mall

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

- 1. Proposed 12"x12" wall sign will exceed maximum number of permitted wall signs.**


BUILDING INSPECTOR

PERMITTED

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: C USE: 48-18-H-1-B-1

SIGN: #2

FREESTANDING:

HEIGHT:

WIDTH:

WALL SIGNS:

TOTAL ALL SIGNS:

FEET FROM ANY LOT LINE:

cc: Z.B.A., APPLICANT, FILE, W/ATTACHED MAP

04-21

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

COPY

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

RECEIVED

MAR 15 2004

BUILDING DEPARTMENT

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and underslab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and perc test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

FOR OFFICE USE ONLY:

Building Permit #: 2004-342

AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR ISSUED

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

SHININE DBA
Owner of Premises

Rita's Water Ice (Ray Vitolo - Landlord)

Address 355 Windsor Hwy New Windsor, NY 12553 Phone # 845 462 5642

Mailing Address 355 Windsor Hwy New Windsor, NY 12553 Fax # _____

Name of Architect _____

Address _____ Phone _____

Name of Contractor Aerial Signs & Awning

Address 739 Mount Rd Whitg-2 Astm, PA 19014 Phone (610) 4390760

State whether applicant is owner, lessee, agent, architect, engineer or builder Lessee

If applicant is a corporation, signature of duly authorized officer. Shila Patel, president
(Name and title of corporate officer)

1. On what street is property located? On the _____ side of _____
(N,S,E or W)
and _____ feet from the intersection of _____

2. Zone or use district in which premises are situated _____ Is property a flood zone? Y _____ N _____

3. Tax Map Description: Section 49 Block 1 Lot 27

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy Frozen Dessert Sales b. Intended use and occupancy same

5. Nature of work (check if applicable) ☐ New Bldg. ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☒ Other Point of Purchase Sign 12" x 12"

6. Is this a corner lot? _____

7. Dimensions of entire new construction. Front _____ Rear _____ Depth _____ Height _____ No. of stories 12" x 12"

8. If dwelling, number of dwelling units: _____ Number of dwelling units on each floor _____

Number of bedrooms _____ Baths _____ Toilets _____ Heating Plant: Gas _____ Oil _____

Electric/Hot Air _____ Hot Water _____ If Garage, number of cars _____

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use Frozen Dessert Sales

10. Estimated cost _____ Fee \$50

PAID

date

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock
Asst. Inspectors Frank Lisi & Louis Krychear
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(845) 563-4618
(845) 563-4695 FAX

Bldg Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____

INSTRUCTIONS

- A. This application must be completely filled in by typewriter or in ink and submitted to the Building Inspector.
- B. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- C. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
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- F. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

Shule Patel
(Signature of Applicant)

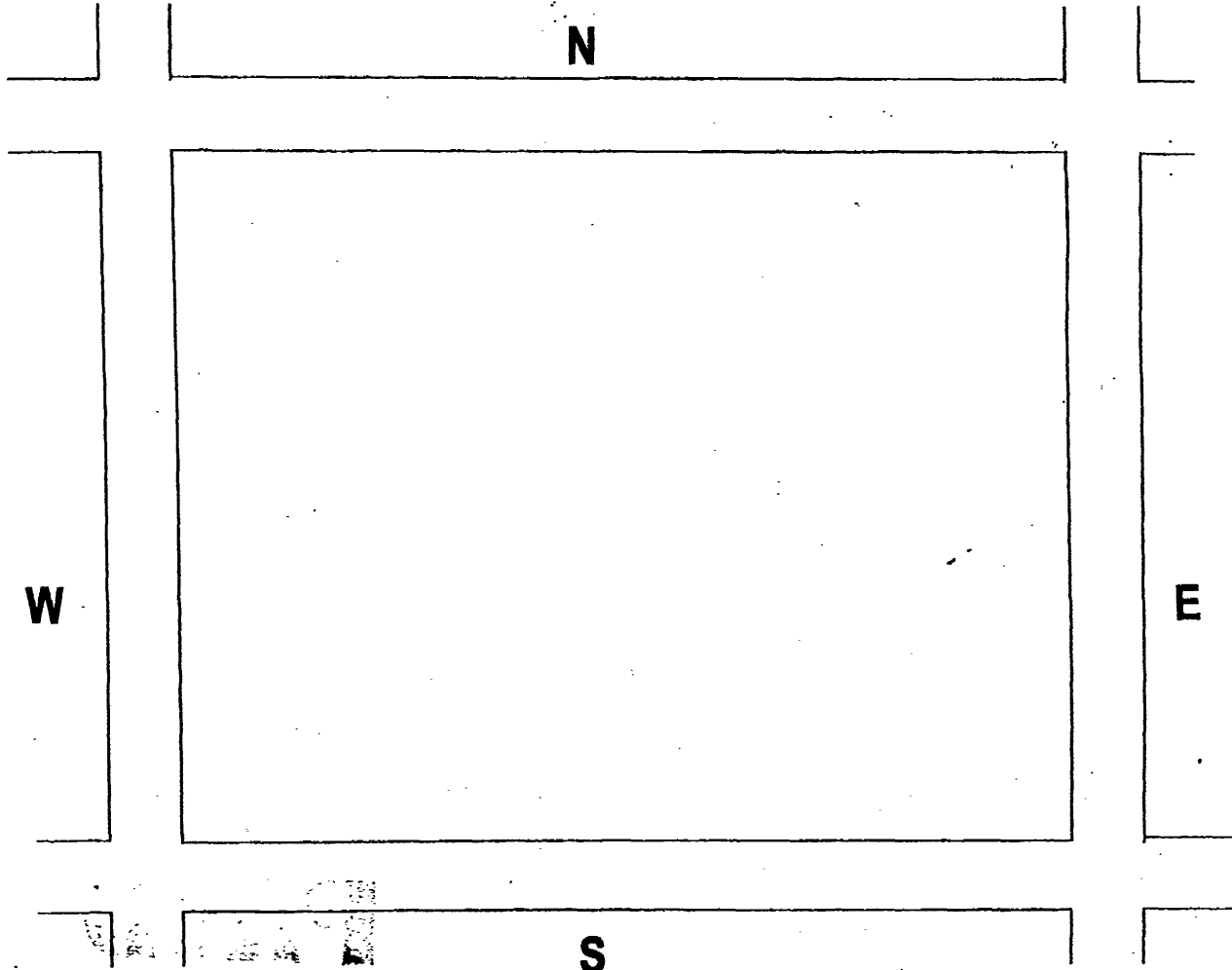
8 Colette Dr. Poughkeepsie, NY 12601
(Address of Applicant)

[Signature]
(Owner's Signature)

[Address]
(Owner's Address)

PLOT PLAN

NOTE: Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.

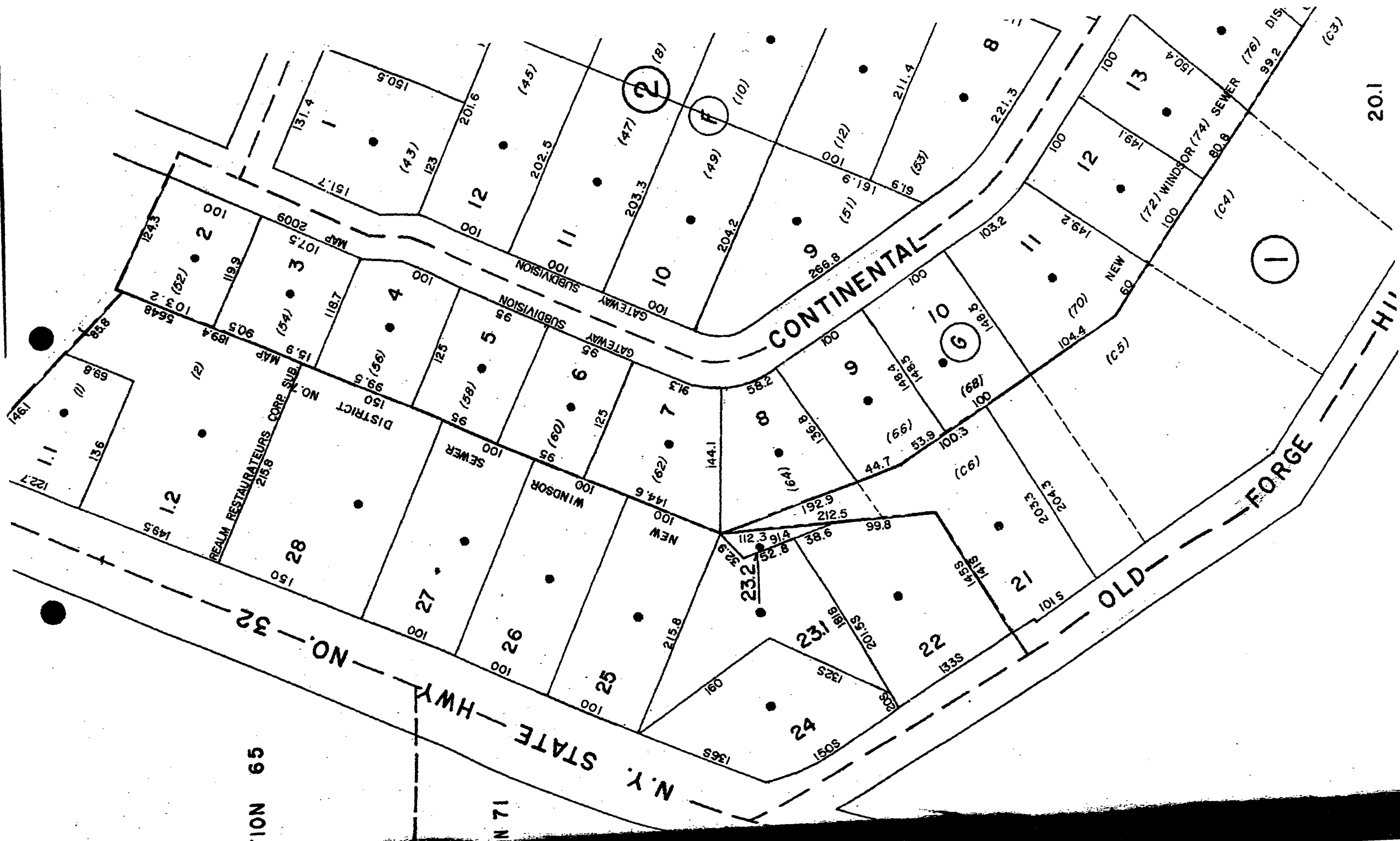


12N

65

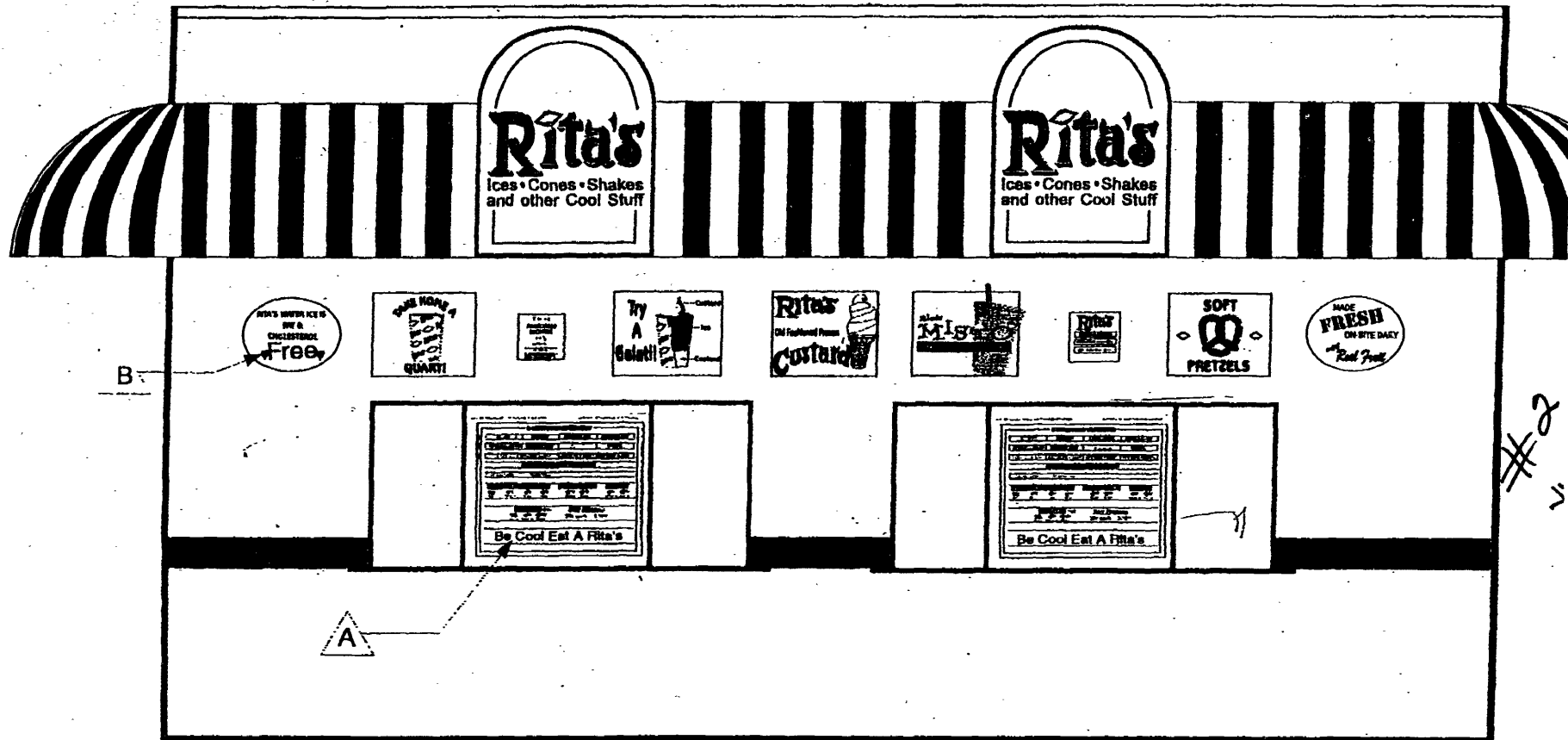
N.Y. STATE — HWY — NO. — 32

25 100 26 100 27 100



3/27/01

FRONT ELEVATION FOR TYPICAL RITA'S LOCATION



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SQUARE FOOTAGE FOR EXTERIOR MOUNTED POINT OF PURCHASE SIGNS:

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TOTAL = 17.4 SQUARE FEET OF POP EXTERIOR.

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RWIF CONSTRUCTION DEPT. AT 1-800-677-7482

**OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK**

COPY

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DATE: 3/17/04

**APPLICANT: Shila Patel
8 Colette Drive
Poughkeepsie, NY 12601**

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 3/15/04

FOR : Rita's Water Ice

LOCATED AT: 355 Windsor Hwy.

ZONE: C Sec/ Blk/ Lot: 49-1-27

DESCRIPTION OF EXISTING SITE: Existing retail mall

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

- 1. Proposed 12"x12" wall sign will exceed maximum number of permitted wall signs.**


BUILDING INSPECTOR

PERMITTED

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: C USE: ~~48-18-H-1-B-1~~

SIGN: #3

FREESTANDING:

HEIGHT:

WIDTH:

WALL SIGNS:

TOTAL ALL SIGNS:

FEET FROM ANY LOT LINE:

cc: Z.B.A., APPLICANT, FILE, W/ATTACHED MAP

04-21

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IMPORTANT
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COPY

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RECEIVED

MAR 15 2004

BUILDING DEPARTMENT

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4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and perc test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

FOR OFFICE USE ONLY:
Building Permit #: 2004-337

**AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS
REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR ISSUED**

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

SHINI INC DBA Rita's Water Ice (Ray Vitolo - Landlord)
Owner of Premises
Address 355 Windsor Hwy New Windsor, NY 12553 Phone # 845 462 5642
Mailing Address 355 Windsor Hwy New Windsor, NY 12553 Fax #
Name of Architect
Address Phone
Name of Contractor Aerial Signs & Animations

Address 739 Mount Rd Unit G-2 Aston, PA 19014 (610) 459 0760 Phone

State whether applicant is owner, lessee, agent, architect, engineer or builder Lessee

If applicant is a corporation, signature of duly authorized officer. Shila Patel, president
(Name and title of corporate officer)

1. On what street is property located? On the _____ side of _____
(N,S,E or W)
and _____ feet from the intersection of _____

2. Zone or use district in which premises are situated _____ Is property a flood zone? Y _____ N _____

3. Tax Map Description: Section 49 Block 1 Lot 27

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy Frozen Dessert Sales b. Intended use and occupancy Same

5. Nature of work (check if applicable) ☐ New Bldg. ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☒ Other Point of Purchase sign 16' X 20'

6. Is this a corner lot? _____

7. Dimensions of entire new construction. Front _____ Rear _____ Depth _____ Height _____ No. of stories _____

8. If dwelling, number of dwelling units: _____ Number of dwelling units on each floor _____

Number of bedrooms _____ Baths _____ Toilets _____ Heating Plant: Gas _____ Oil _____

Electric/Hot Air _____ Hot Water _____ If Garage, number of cars _____

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use Frozen Dessert Sales

10. Estimated cost _____ Fee \$ 50

#1203

PAID

____/____/____
date

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock
Asst. Inspectors Frank Lisi & Louis Krychear
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(845) 563-4618
(845) 563-4695 FAX

Bldg Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____

INSTRUCTIONS

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Shule Patel
(Signature of Applicant)

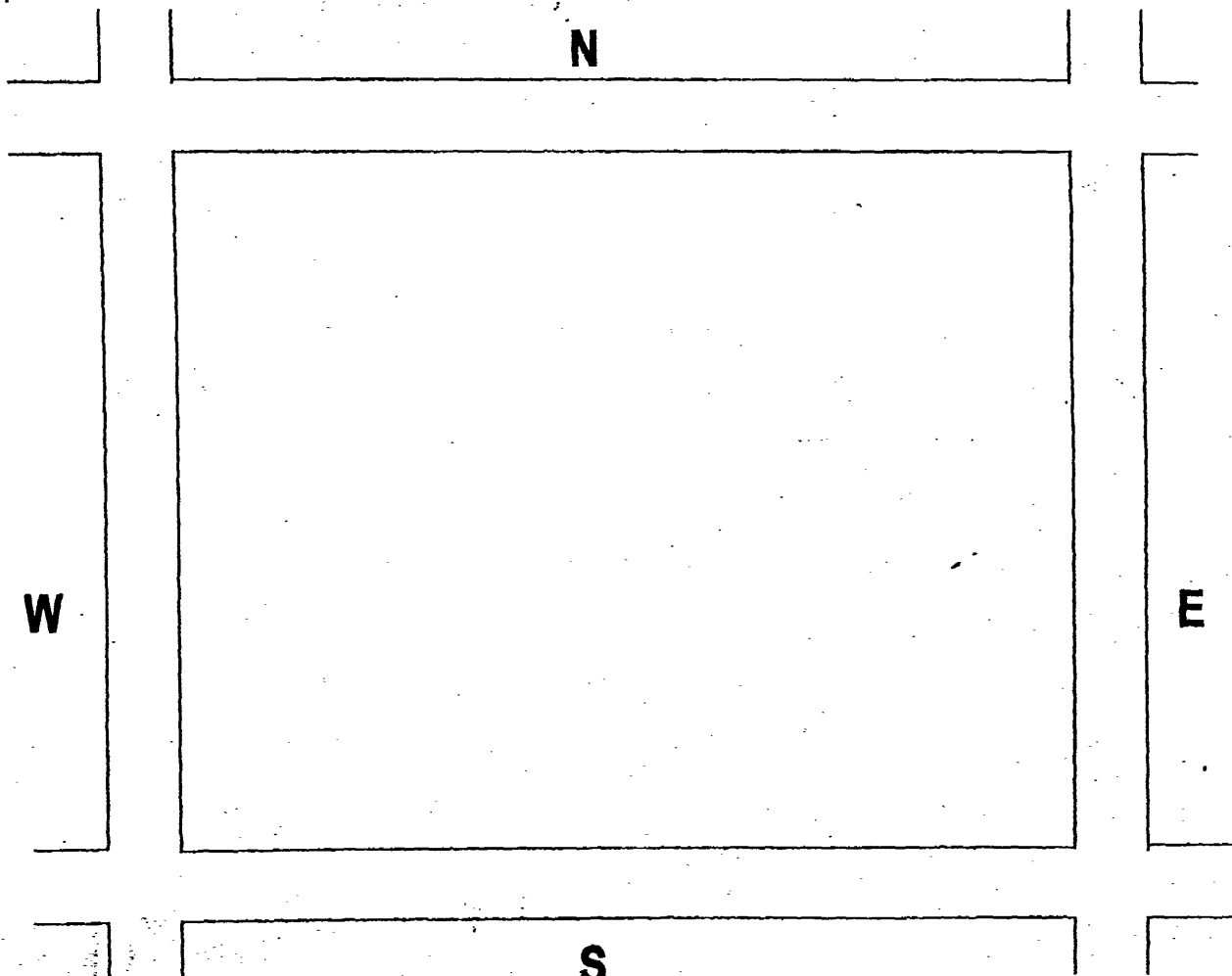
8 Colette Dr. Poughkeepsie, NY 12601
(Address of Applicant)

(Owner's Signature)

(Owner's Address)

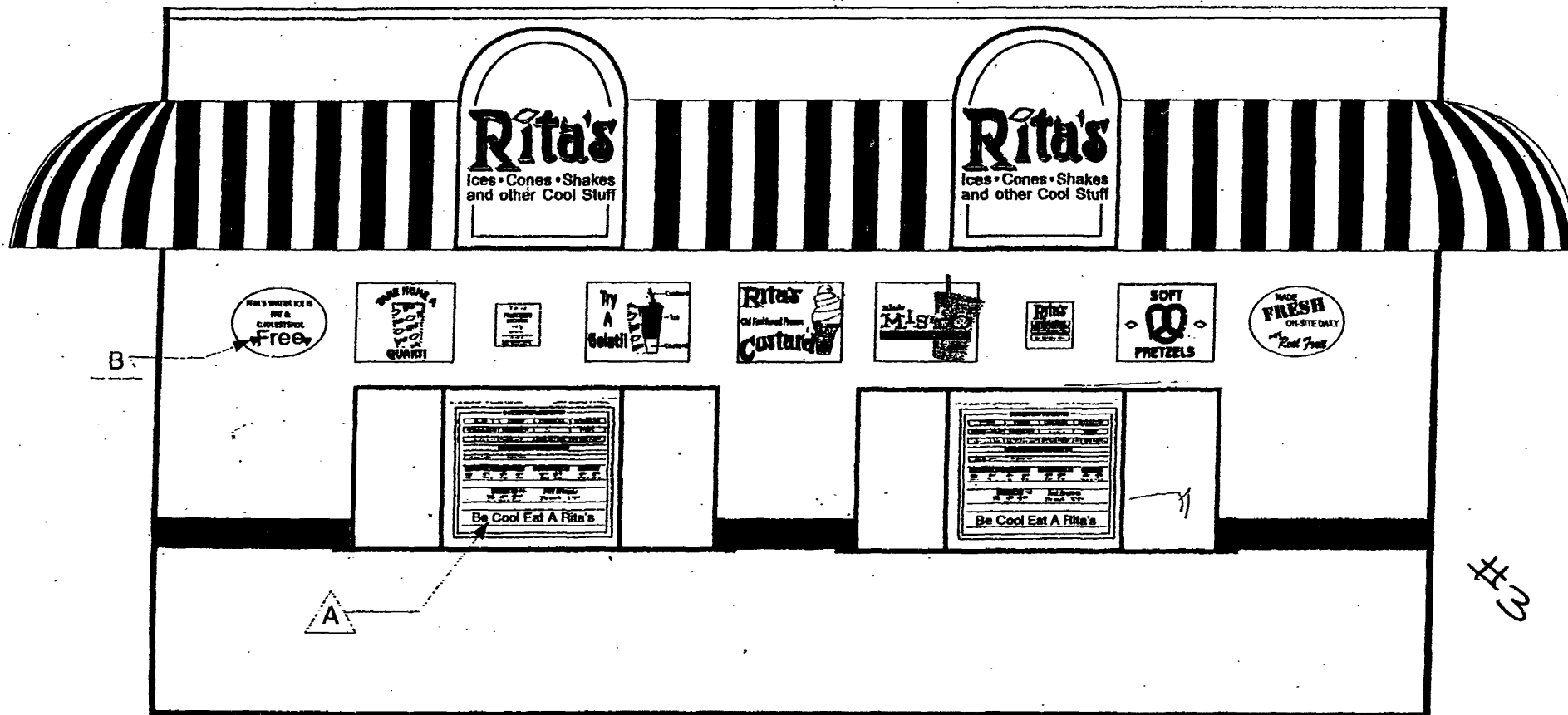
PLOT PLAN

NOTE: Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.



3/27/01

FRONT ELEVATION FOR TYPICAL RITA'S LOCATION



A 36" X 28" FLAVOR/PRICE BOARDS ARE INTERIOR MOUNTED BEHIND GLASS

B SQUARE FOOTAGE FOR EXTERIOR MOUNTED POINT OF PURCHASE SIGNS:
 7 SIGNS @ 16" X 20" (2.2 SF) = 15.4 SQUARE FEET
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 TOTAL = 17.4 SQUARE FEET OF POP EXTERIOR.

FOR ADDITIONAL INFORMATION, PLEASE CONTACT THE
 BWIF CONSTRUCTION DEPT. AT 1-800-677-7482

#3

COPY

COPY

**OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK**

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

DATE: 3/17/04

**APPLICANT: Shila Patel
8 Colette Drive
Poughkeepsie, NY 12601**

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 3/15/04

FOR : Rita's Water Ice

LOCATED AT: 355 Windsor Hwy.

ZONE: C Sec/ Blk/ Lot: 49-1-27

DESCRIPTION OF EXISTING SITE: Existing retail mall

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

- 1. Proposed 16'X20" wall sign will exceed maximum number of permitted signs.**


BUILDING INSPECTOR

PERMITTED

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: C USE: -48-18-H-1-B-1

SIGN: #4

FREESTANDING:

HEIGHT:

WIDTH:

WALL SIGNS:

TOTAL ALL SIGNS:

FEET FROM ANY LOT LINE:

cc: Z.B.A., APPLICANT, FILE, W/ATTACHED MAP

04-21

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

COPY

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RECEIVED

MAR 15 2004

BUILDING DEPARTMENT

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2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and underslab plumbing.
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14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

FOR OFFICE USE ONLY:
Building Permit #: 2004-338

**AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS
REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR ISSUED**

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

#1111 ~~ENE~~ DBA

Owner of Premises

Rita's Water Ice (Ray Vitolo - Landlord)

Address

355 Windsor Hwy New Windsor, NY 12553 Phone # (845) 462 5642

Mailing Address

355 Windsor Hwy New Windsor, NY 12553 Fax #

Name of Architect

Address

Phone

Name of Contractor

Axial Signs & Awning

Address 239 Mounted Unit G-2 Astoria, OR 97103 Phone (503) 459-0760

State whether applicant is owner, lessee, agent, architect, engineer or builder Lessee

If applicant is a corporation, signature of duly authorized officer. Shila Patel, President
(Name and title of corporate officer)

1. On what street is property located? On the _____ side of _____
(N,S,E or W)
and _____ feet from the intersection of _____

2. Zone or use district in which premises are situated _____ Is property a flood zone? Y _____ N _____

3. Tax Map Description: Section 49 Block 1 Lot 27

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy Frozen Dessert Sales b. Intended use and occupancy Same

5. Nature of work (check if applicable) ☐ New Bldg. ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☒ Other Point of Purchase sign
16" x 20"

6. Is this a corner lot? _____

7. Dimensions of entire new construction. Front _____ Rear _____ Depth _____ Height _____ No. of stories _____

8. If dwelling, number of dwelling units: _____ Number of dwelling units on each floor _____

Number of bedrooms _____ Baths _____ Toilets _____ Heating Plant: Gas _____ Oil _____

Electric/Hot Air _____ Hot Water _____ If Garage, number of cars _____

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use Frozen Dessert Sales

10. Estimated cost _____ Fee \$50-

PAID

Ch # 1203

date

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock
Asst. Inspectors Frank Lisi & Louis Krychear
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(845) 563-4618
(845) 563-4695 FAX

Bldg Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____

INSTRUCTIONS

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Shile Patel
(Signature of Applicant)

& Colette Dr Poughkeepsie, NY 12601
(Address of Applicant)

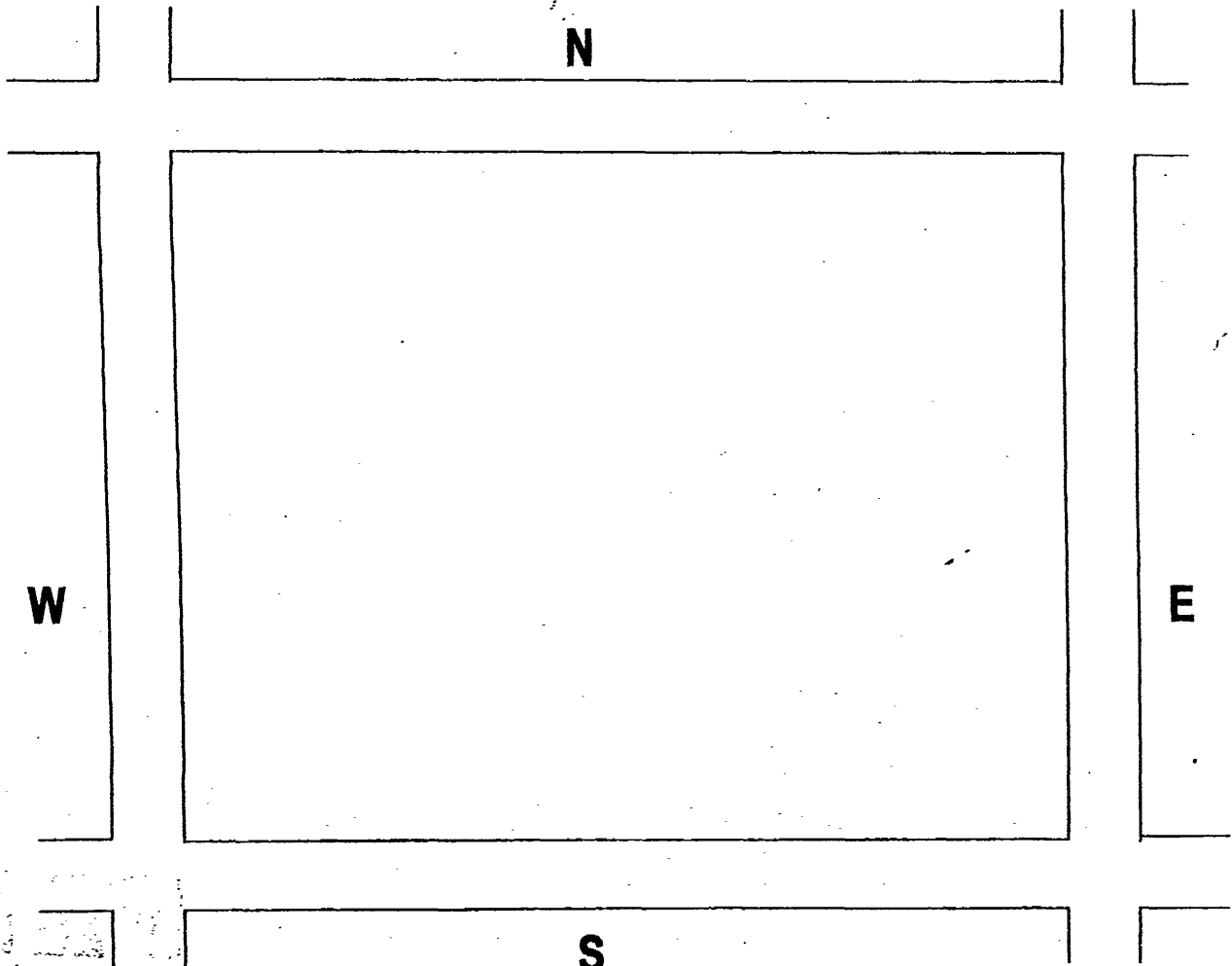
Shile Patel & Colette Dr. Poughkeepsie NY 12601

(Owner's Signature)

(Owner's Address)

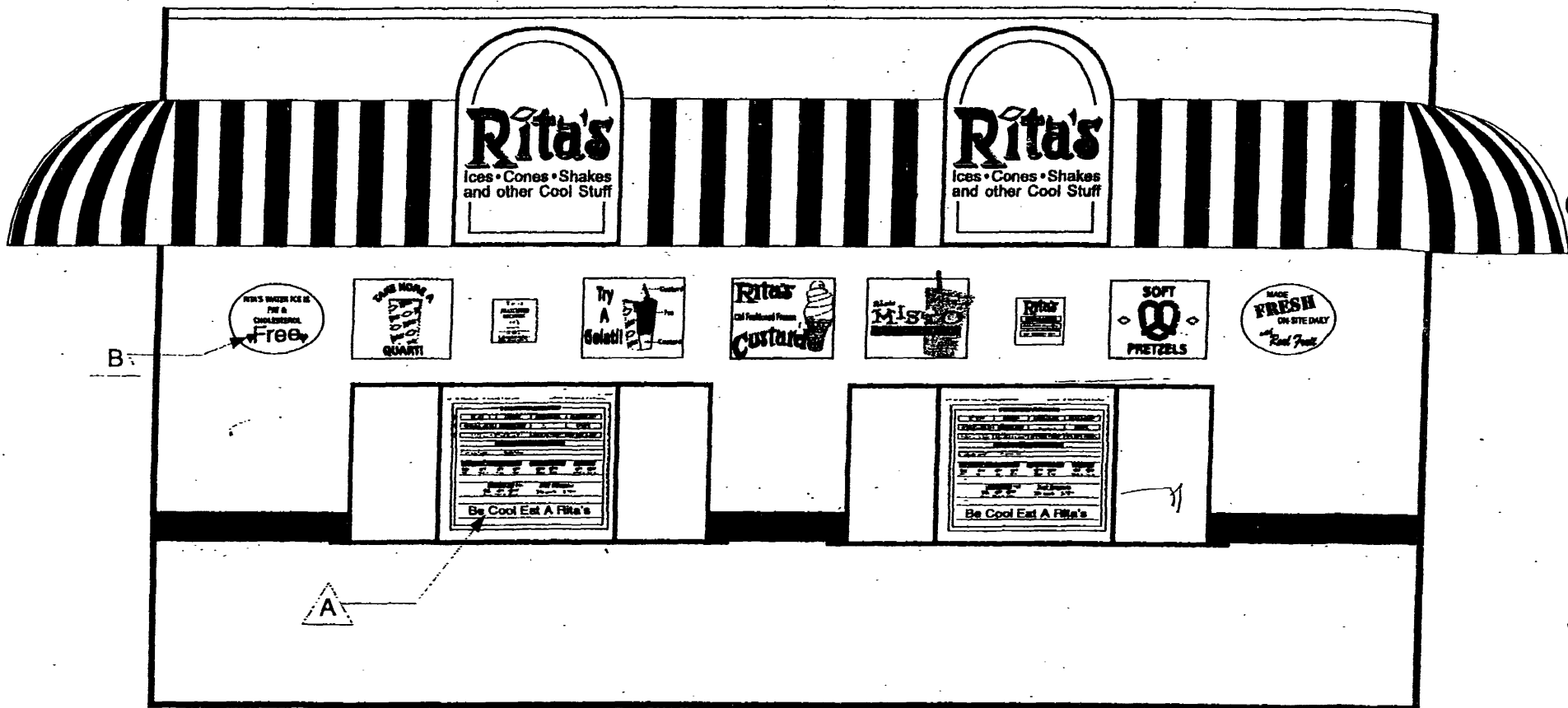
PLOT PLAN

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3/27/01

FRONT ELEVATION FOR TYPICAL RITA'S LOCATION



A

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AM

COPY

**OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK**

COPY

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8 Colette Drive
Poughkeepsie, NY 12601**

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LOCATED AT: 355 Windsor Hwy.

ZONE: C Sec/ Blk/ Lot: 49-1-27

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- 1. Proposed 16"x20" wall sign will exceed maximum number of permitted wall signs.**


BUILDING INSPECTOR

PERMITTED /

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: C USE: 48-18-H-1-B-1

SIGN: #5

FREESTANDING:

HEIGHT:

WIDTH:

WALL SIGNS:

TOTAL ALL SIGNS:

FEET FROM ANY LOT LINE:

cc: Z.B.A., APPLICANT, FILE, W/ATTACHED MAP

04-21

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MAR 15 2004

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1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and underslab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and perc test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

FOR OFFICE USE ONLY:
Building Permit #: 2004-339

**AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS
REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR ISSUED**

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

SHINE INC PBA Rita's Water Ice (Ray Vitolo - Landlord)
Owner of Premises
Address 355 Windsor Hwy New Windsor, NY 12553 Phone # (845) 462-5642
Mailing Address 355 Windsor Hwy New Windsor, NY 12553 Fax #
Name of Architect
Address Phone
Name of Contractor Aerial Signs & Aerials

Address 139 Mount Rd #G-2 Aston, PA 19014 Phone (610) 459 0760

State whether applicant is owner, lessee, agent, architect, engineer or builder Lessee

If applicant is a corporation, signature of duly authorized officer. Shila Patel, president
(Name and title of corporate officer)

1. On what street is property located? On the _____ side of _____
(N,S,E or W)
and _____ feet from the intersection of _____

2. Zone or use district in which premises are situated _____ Is property a flood zone? Y _____ N _____

3. Tax Map Description: Section 49 Block 1 Lot 27

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy Frozen Dessert Sales b. Intended use and occupancy Same

5. Nature of work (check if applicable) ☐ New Bldg. ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☒ Other Point of Purchase Sign 16' x 20'

6. Is this a corner lot? _____

7. Dimensions of entire new construction. Front _____ Rear _____ Depth _____ Height _____ No. of stories _____

8. If dwelling, number of dwelling units: _____ Number of dwelling units on each floor _____

Number of bedrooms _____ Baths _____ Toilets _____ Heating Plant: Gas _____ Oil _____

Electric/Hot Air _____ Hot Water _____ If Garage, number of cars _____

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use Frozen Dessert Sales

10. Estimated cost _____ Fee \$50
#1203 **PAID**

____/____/____
date

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock
Asst. Inspectors Frank Lisi & Louis Krychear
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(845) 563-4618
(845) 563-4695 FAX

Bldg Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____

INSTRUCTIONS

- A. This application must be completely filled in by typewriter or in ink and submitted to the Building Inspector.
- B. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- C. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- D. The work covered by this application may not be commenced before the issuance of a Building Permit.
- E. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- F. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

Shub Patel
(Signature of Applicant)

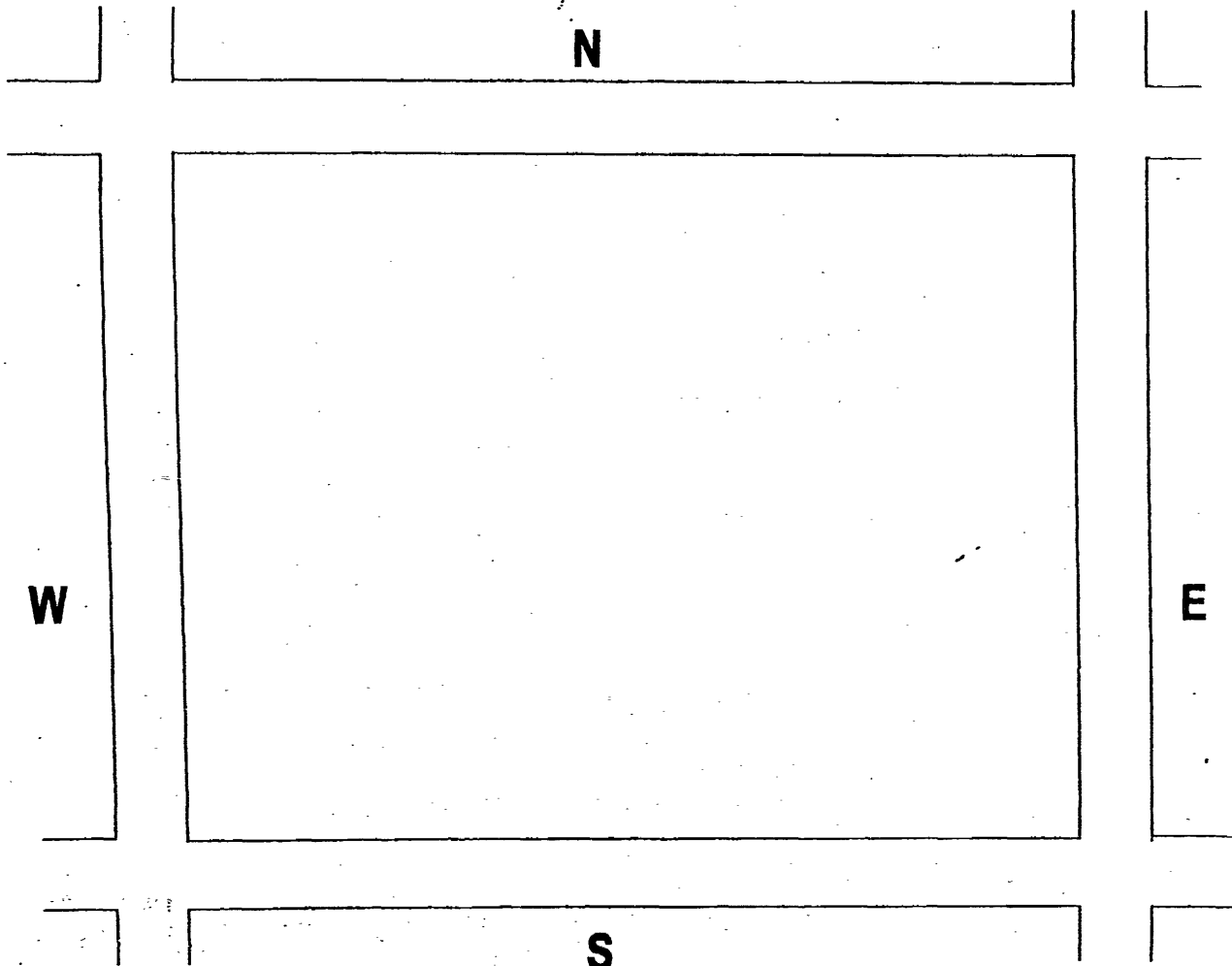
8 Colette Dr. Poughkeepsie, NY 12601
(Address of Applicant)

(Owner's Signature)

(Owner's Address)

PLOT PLAN

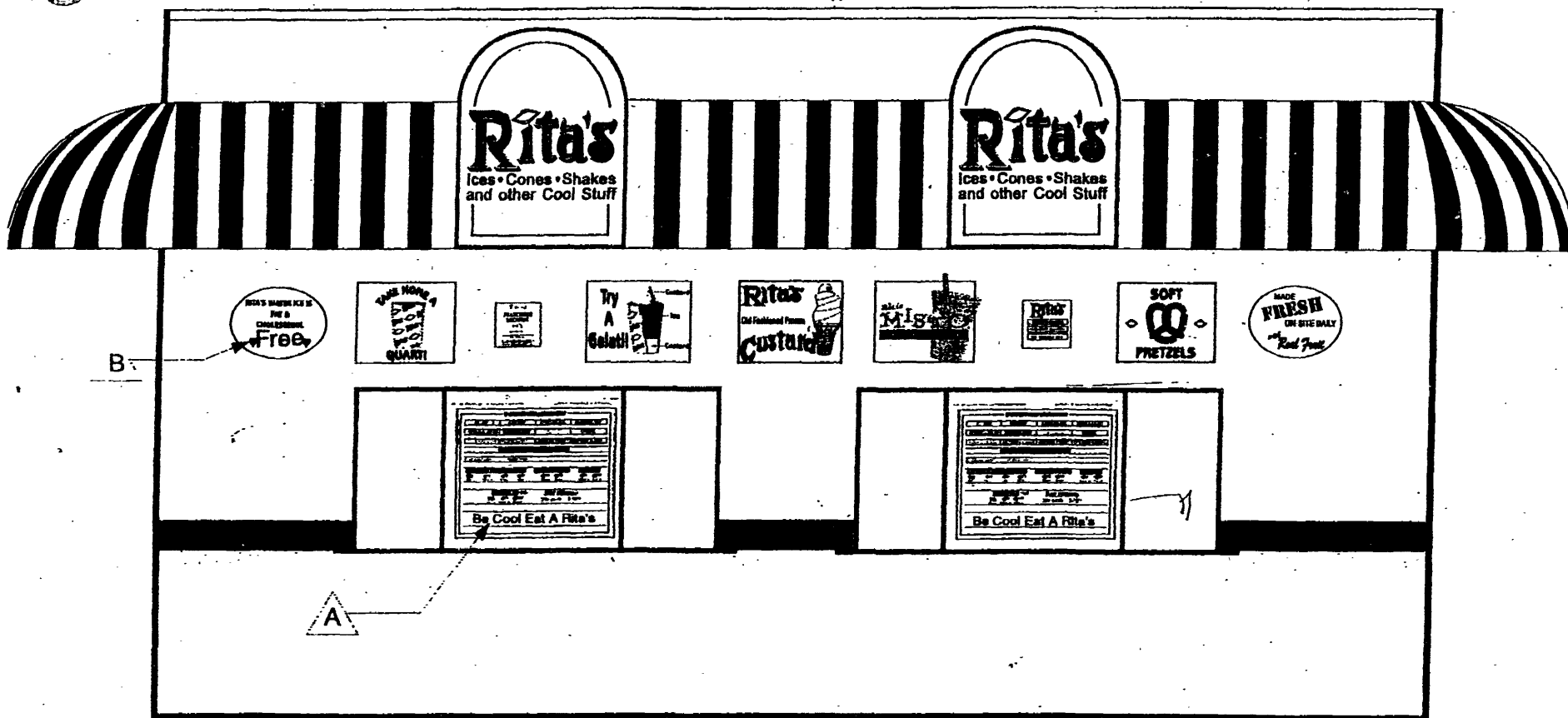
NOTE: Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.



COPY

3/27/01

FRONT ELEVATION FOR TYPICAL RITA'S LOCATION



36" X 28" FLAVOR/PRICE BOARDS ARE INTERIOR MOUNTED BEHIND GLASS



SQUARE FOOTAGE FOR EXTERIOR MOUNTED POINT OF PURCHASE SIGNS:

7 SIGNS @ 16" X 20" (2.2 SF) = 15.4 SQUARE FEET

2 SIGNS @ 12" X 12" (1.0 SF) = 2.0 SQUARE FEET

TOTAL = 17.4 SQUARE FEET OF POP EXTERIOR.

FOR ADDITIONAL INFORMATION, PLEASE CONTACT THE
RWIF CONSTRUCTION DEPT. AT 1-800-677-7482

AM

**OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK**

COPY

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

DATE: 3/17/04

**APPLICANT: Shila Patel
8 Colette Drive
Poughkeepsie, NY 12601**

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 3/15/04

FOR : Rita's Water Ice

LOCATED AT: 355 Windsor Hwy.

ZONE: C Sec/ Blk/ Lot: 49-1-27

DESCRIPTION OF EXISTING SITE: Existing retail mall

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

- 1. Proposed 16"x20" wall sign will exceed maximum number of permitted wall signs.**


BUILDING INSPECTOR

PERMITTED /

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: C USE: 48-18-H-B-1

SIGN: #6

FREESTANDING:

HEIGHT:

WIDTH:

WALL SIGNS:

TOTAL ALL SIGNS:

FEET FROM ANY LOT LINE:

cc: Z.B.A., APPLICANT, FILE, W/ATTACHED MAP

04-21

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

COPY

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

RECEIVED

MAR 15 2004

BUILDING DEPARTMENT

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and underslab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and perc test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

FOR OFFICE USE ONLY:
Building Permit #: 2004-340

AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR ISSUED

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises SHINI INC. (Landlord Ray Vitolo)
DBA Rita's Water Ice
Address 355 Windsor Hwy New Windsor, NY 12553 Phone # 845 462 5642
Mailing Address 355 Windsor Hwy New Windsor, NY 12553 Fax #
Name of Architect _____
Address _____ Phone _____
✓ Name of Contractor Aerial Signs & Awnings

Address 739 Mount Rd #G-2 Aston, PA 19014 Phone (610) 459 0760

State whether applicant is owner, lessee, agent, architect, engineer or builder lessee

If applicant is a corporation, signature of duly authorized officer. Shila Patel, President
(Name and title of corporate officer)

1. On what street is property located? On the _____ side of _____
(N,S,E or W)
and _____ feet from the intersection of _____

2. Zone or use district in which premises are situated _____ Is property a flood zone? Y _____ N _____

3. Tax Map Description: Section 49 Block 1 Lot 27

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy Frozen Dessert sales b. Intended use and occupancy same

✓ 5. Nature of work (check if applicable) ☐ New Bldg. ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☒ Other Point of Purchase sign
6. Is this a corner lot? _____

7. Dimensions of entire new construction. Front _____ Rear _____ Depth _____ Height _____ No. of stories _____

8. If dwelling, number of dwelling units: _____ Number of dwelling units on each floor _____

Number of bedrooms _____ Baths _____ Toilets _____ Heating Plant: Gas _____ Oil _____

Electric/Hot Air _____ Hot Water _____ If Garage, number of cars _____

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use Sales of Frozen Dessert

10. Estimated cost _____ Fee \$50

1203

PAYED

____/____/____
date

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock
Asst. Inspectors Frank Lisi & Louis Krychear
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(845) 563-4618
(845) 563-4695 FAX

Bldg Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____

INSTRUCTIONS

- A. This application must be completely filled in by typewriter or in ink and submitted to the Building Inspector.
- B. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- C. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- D. The work covered by this application may not be commenced before the issuance of a Building Permit.
- E. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- F. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

Shub Patel
(Signature of Applicant)

8 Colette Dr. Poughkeepsie, NY 12601
(Address of Applicant)

Shub Patel

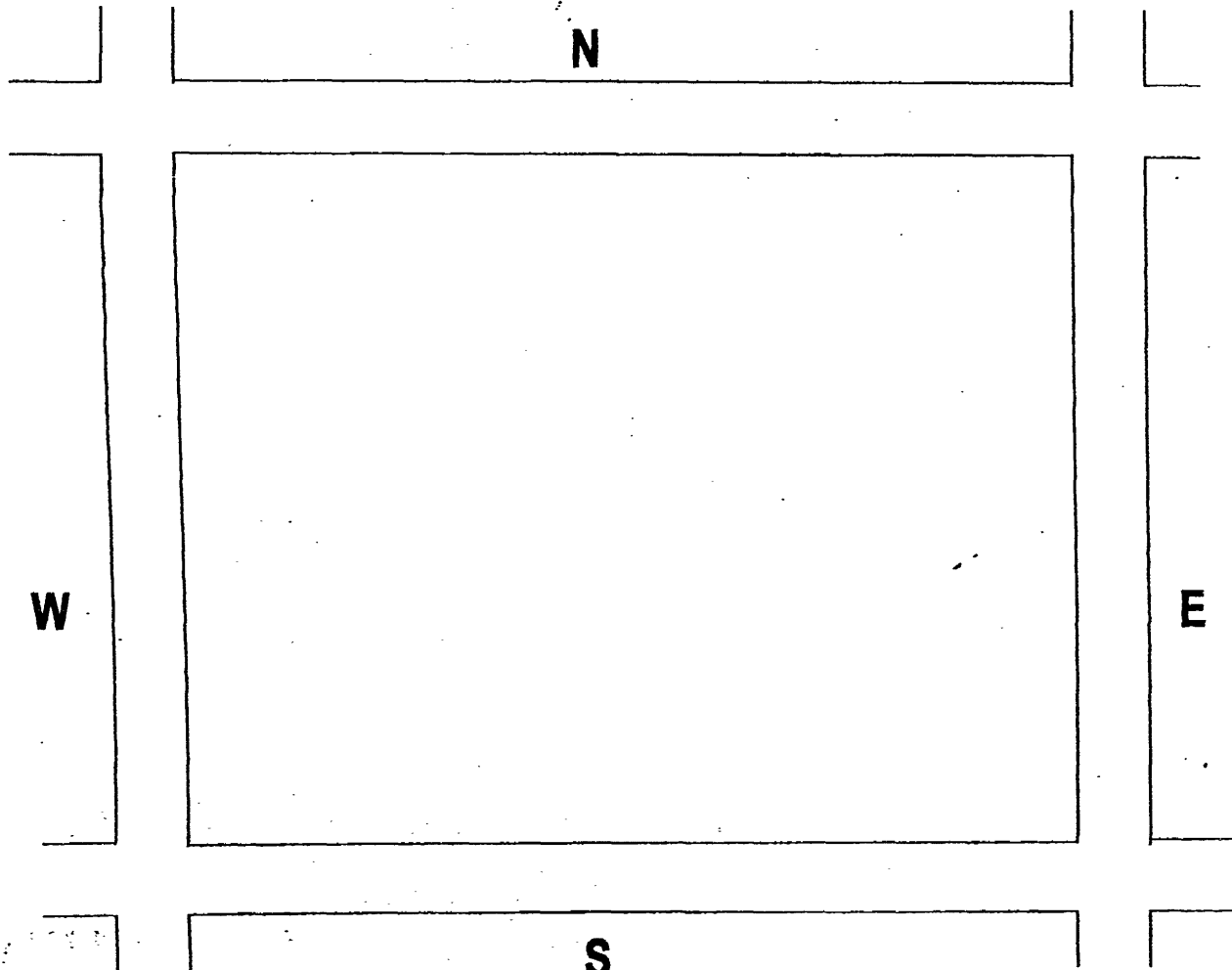
8 Colette Dr Poughkeepsie NY 12601

(Owner's Signature)

PLOT PLAN

(Owner's Address)

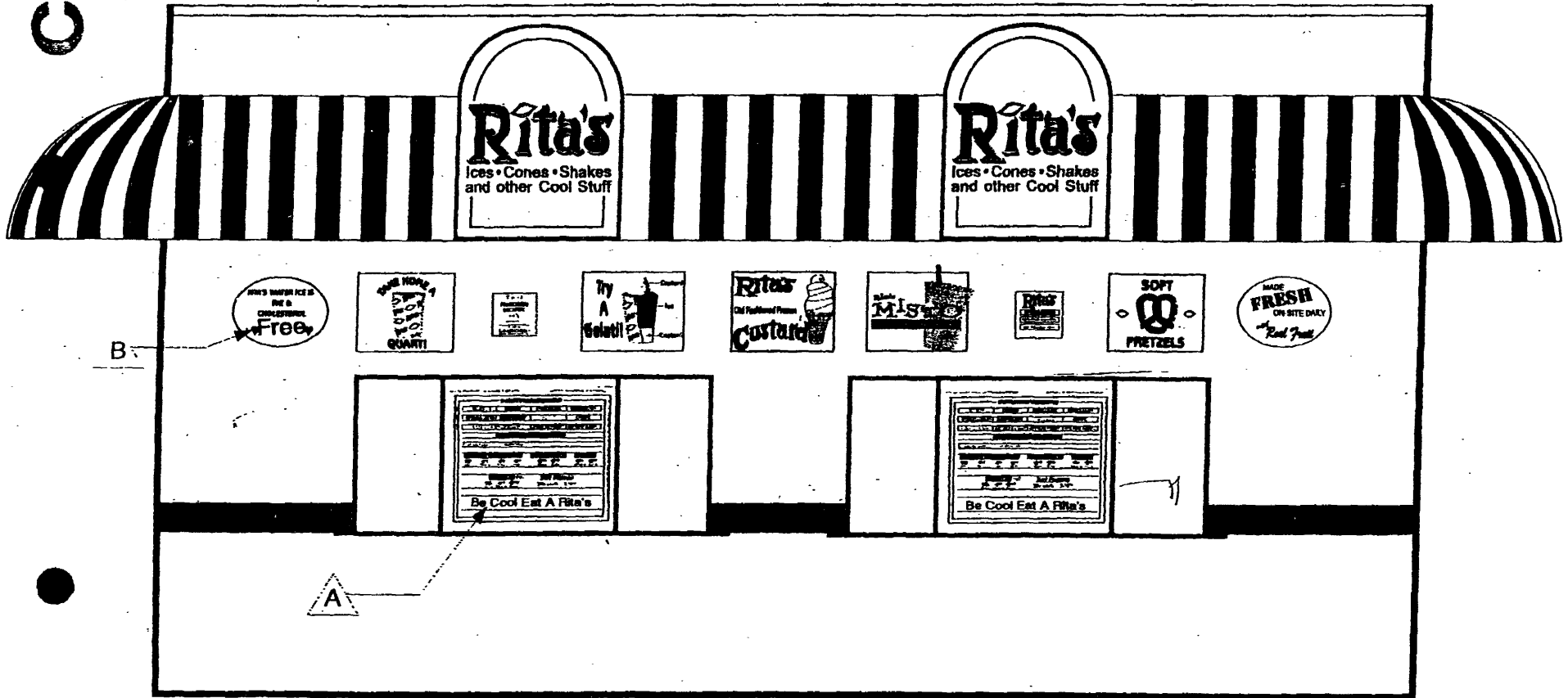
NOTE: Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.



COPY

3/27/01

FRONT ELEVATION FOR TYPICAL RITA'S LOCATION



36" X 28" FLAVOR/PRICE BOARDS ARE INTERIOR MOUNTED BEHIND GLASS



SQUARE FOOTAGE FOR EXTERIOR MOUNTED POINT OF PURCHASE SIGNS:

7 SIGNS @ 16" X 20" (2.2 SF) = 15.4 SQUARE FEET

2 SIGNS @ 12" X 12" (1.0 SF) = 2.0 SQUARE FEET

TOTAL = 17.4 SQUARE FEET OF POP EXTERIOR.

FOR ADDITIONAL INFORMATION, PLEASE CONTACT THE
RWIF CONSTRUCTION DEPT. AT 1-800-677-7482

AM

OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

COPY

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

DATE: 3/17/04

APPLICANT: **Shila Patel**
8 Colette Drive
Poughkeepsie, NY 12601

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 3/15/04

FOR : **Rita's Water Ice**

LOCATED AT: **355 Windsor Hwy.**

ZONE: **C Sec/ Blk/ Lot: 49-1-27**

DESCRIPTION OF EXISTING SITE: **Existing retail mall**

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. **Proposed 16"x20" wall sign will exceed maximum number of permitted wall signs.**


BUILDING INSPECTOR

PERMITTED /

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: C USE: **48-18-H-B-1**

SIGN: #7

FREESTANDING:

HEIGHT:

WIDTH:

WALL SIGNS:

TOTAL ALL SIGNS:

FEET FROM ANY LOT LINE:

cc: Z.B.A., APPLICANT, FILE, W/ATTACHED MAP

04-21

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

COPY

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

RECEIVED

MAR 15 2004

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and underslab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certificate of plan. Building to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and perc test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

FOR OFFICE USE ONLY:
Building Permit #: 2004-343

**AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS
REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR ISSUED**

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises

Address 355 Windsor Hwy New Windsor, NY 12553 Phone # (845) 462 5642

Mailing Address 355 Windsor Hwy New Windsor, NY 12553 Fax #

Name of Architect

Address Phone

Name of Contractor Aerial Signs & Awnings

SHINE INC PBA

Address 739 Mount Rd #G-2 Aston, PA 19014 Phone (610) 459 0760

State whether applicant is owner, lessee, agent, architect, engineer or builder Lessee

If applicant is a corporation, signature of duly authorized officer. Shila Patel, president
(Name and title of corporate officer)

1. On what street is property located? On the _____ side of _____
(N,S,E or W)
and _____ feet from the intersection of _____

2. Zone or use district in which premises are situated _____ Is property a flood zone? Y _____ N _____

3. Tax Map Description: Section 49 Block 1 Lot 27

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy Frozen Dessert Sales b. Intended use and occupancy Same

5. Nature of work (check if applicable) ☐ New Bldg. ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☒ Other Point of Purchase Sign

6. Is this a corner lot? _____

7. Dimensions of entire new construction. Front _____ Rear _____ Depth _____ Height _____ No. of stories 1 1/2 x 20

8. If dwelling, number of dwelling units: _____ Number of dwelling units on each floor _____

Number of bedrooms _____ Baths _____ Toilets _____ Heating Plant: Gas _____ Oil _____

Electric/Hot Air _____ Hot Water _____ If Garage, number of cars _____

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use Frozen Dessert Sales

10. Estimated cost _____ Fee \$ 50

1203

PAID

____/____/____
date

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock
Asst. Inspectors: Frank Lisi & Louis Krychear
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(845) 563-4618
(845) 563-4695 FAX

Bldg Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____

INSTRUCTIONS

- A. This application must be completely filled in by typewriter or in ink and submitted to the Building Inspector.
- B. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
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- D. The work covered by this application may not be commenced before the issuance of a Building Permit.
- E. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- F. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

Shile Patel
(Signature of Applicant)

8 Colette Dr. Poughkeepsie, NY 12601
(Address of Applicant)

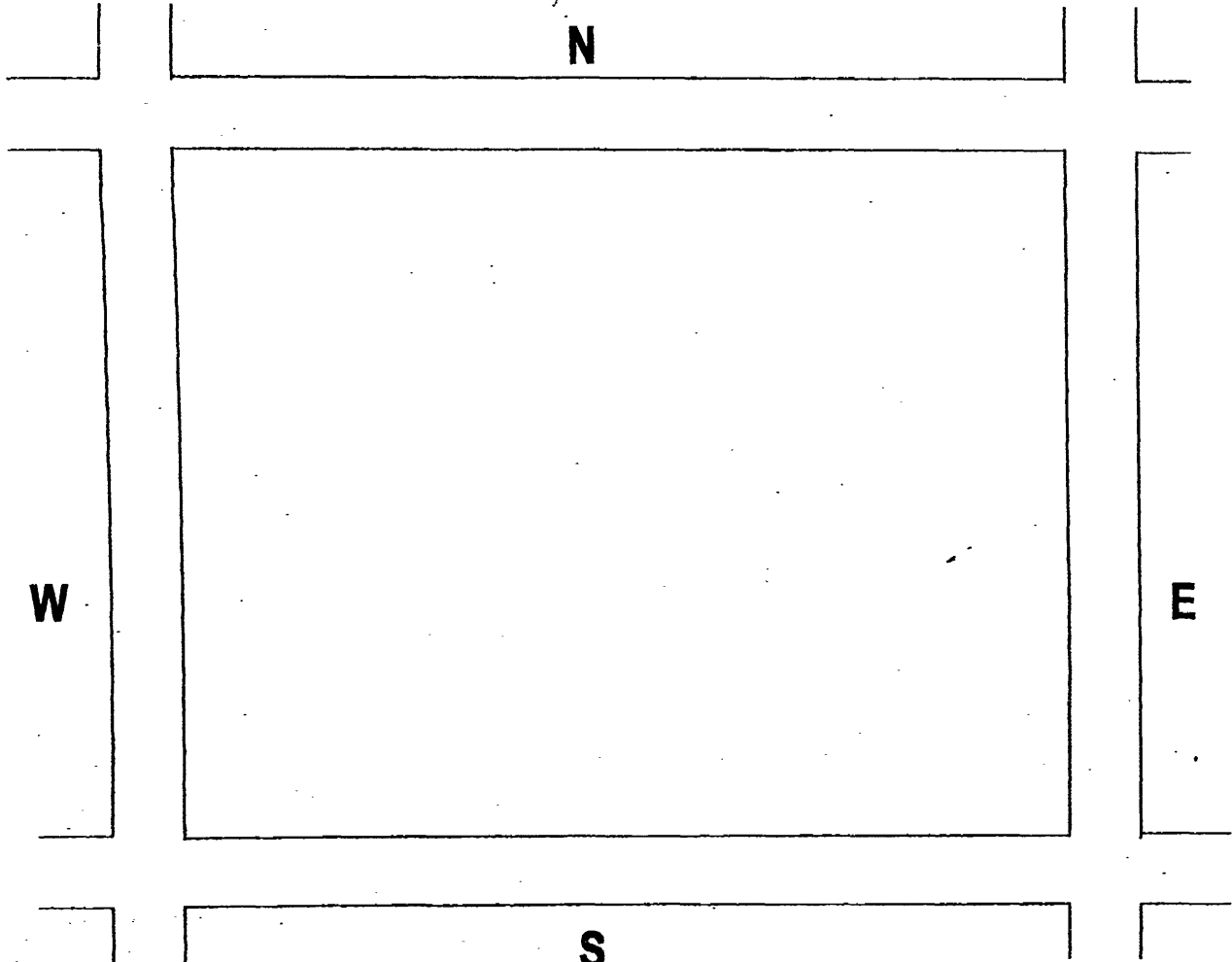
8 Colette Dr. Poughkeepsie NY 12601

(Owner's Signature)

(Owner's Address)

PLOT PLAN

NOTE: Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.



3/27/01

FRONT ELEVATION FOR TYPICAL RITA'S LOCATION



A 36" X 28" FLAVOR/PRICE BOARDS ARE INTERIOR MOUNTED BEHIND GLASS

B SQUARE FOOTAGE FOR EXTERIOR MOUNTED POINT OF PURCHASE SIGNS:
 7 SIGNS @ 16" X 20" (2.2 SF) = 15.4 SQUARE FEET
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 TOTAL = 17.4 SQUARE FEET OF POP EXTERIOR.

FOR ADDITIONAL INFORMATION, PLEASE CONTACT THE
 RWIF CONSTRUCTION DEPT. AT 1-800-677-7482

**OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK**

COPY

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

DATE: 3/17/04

**APPLICANT: Shila Patel
8 Colette Dr.
Poughkeepsie, NY 12601**

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 3/15/04

FOR : Rita's Water Ice

LOCATED AT: 355 Windsor Hwy.

ZONE: C Sec/ Blk/ Lot: 49-1-27

DESCRIPTION OF EXISTING SITE: Existing Retail Mall

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

- 1. Proposed 16"x20" wall sign will exceed maximum number of wall signs permitted.**


BUILDING INSPECTOR

PERMITTED

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: C USE: 48-18-1-H-B-1

SIGN: #8

FREESTANDING:

HEIGHT:

WIDTH:

WALL SIGNS:

TOTAL ALL SIGNS:

FEET FROM ANY LOT LINE:

cc: Z.B.A., APPLICANT, FILE, W/ATTACHED MAP

04-21

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

COPY

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

RECEIVED

MAR 15 2004

BUILDING DEPARTMENT

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2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and under slab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
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12. Septic permit must be submitted with engineer's drawing and perc test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

FOR OFFICE USE ONLY:
Building Permit # 2004-

AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR ISSUED

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

SHINE INC PBA
Owner of Premises Rita's Water Ice (Ray Vitolo - Landlord)
Address 355 Windsor Hwy New Windsor, NY 12553 Phone # (845) 462-5642
Mailing Address 355 Windsor Hwy New Windsor, NY 12553 Fax #
Name of Architect _____
Address _____ Phone _____
Name of Contractor Aerial Signs & Awning

Address 739 Mount Rd # G-2 Aston, PA 19014 Phone (610) 459 0760

State whether applicant is owner, lessee, agent, architect, engineer or builder Lessee

If applicant is a corporation, signature of duly authorized officer. Shila Patel, President
(Name and title of corporate officer)

1. On what street is property located? On the _____ side of _____
(N,S,E or W)
and _____ feet from the intersection of _____

2. Zone or use district in which premises are situated _____ Is property a flood zone? Y _____ N _____

3. Tax Map Description: Section 79 Block 1 Lot 27

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy Frozen Dessert Sales b. Intended use and occupancy same

5. Nature of work (check if applicable) ☐ New Bldg. ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☒ Other Point of Purchase Sign

6. Is this a corner lot? _____

7. Dimensions of entire new construction. Front _____ Rear _____ Depth _____ Height _____ No. of stories 1 1/2 x 20'

8. If dwelling, number of dwelling units: _____ Number of dwelling units on each floor _____

Number of bedrooms _____ Baths _____ Toilets _____ Heating Plant: Gas _____ Oil _____

Electric/Hot Air _____ Hot Water _____ If Garage, number of cars _____

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use Frozen Dessert Sales

10. Estimated cost _____ Fee \$ 50

1203

PAID

____/____/____
date

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock
Asst. Inspectors Frank Lisi & Louis Krychear
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(845) 563-4818
(845) 563-4895 FAX

Bldg Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____

INSTRUCTIONS

- A. This application must be completely filled in by typewriter or in ink and submitted to the Building Inspector.
- B. Plot plan showing location of lot and buildings on premises; relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
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- E. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- F. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

Shile Patel
(Signature of Applicant)

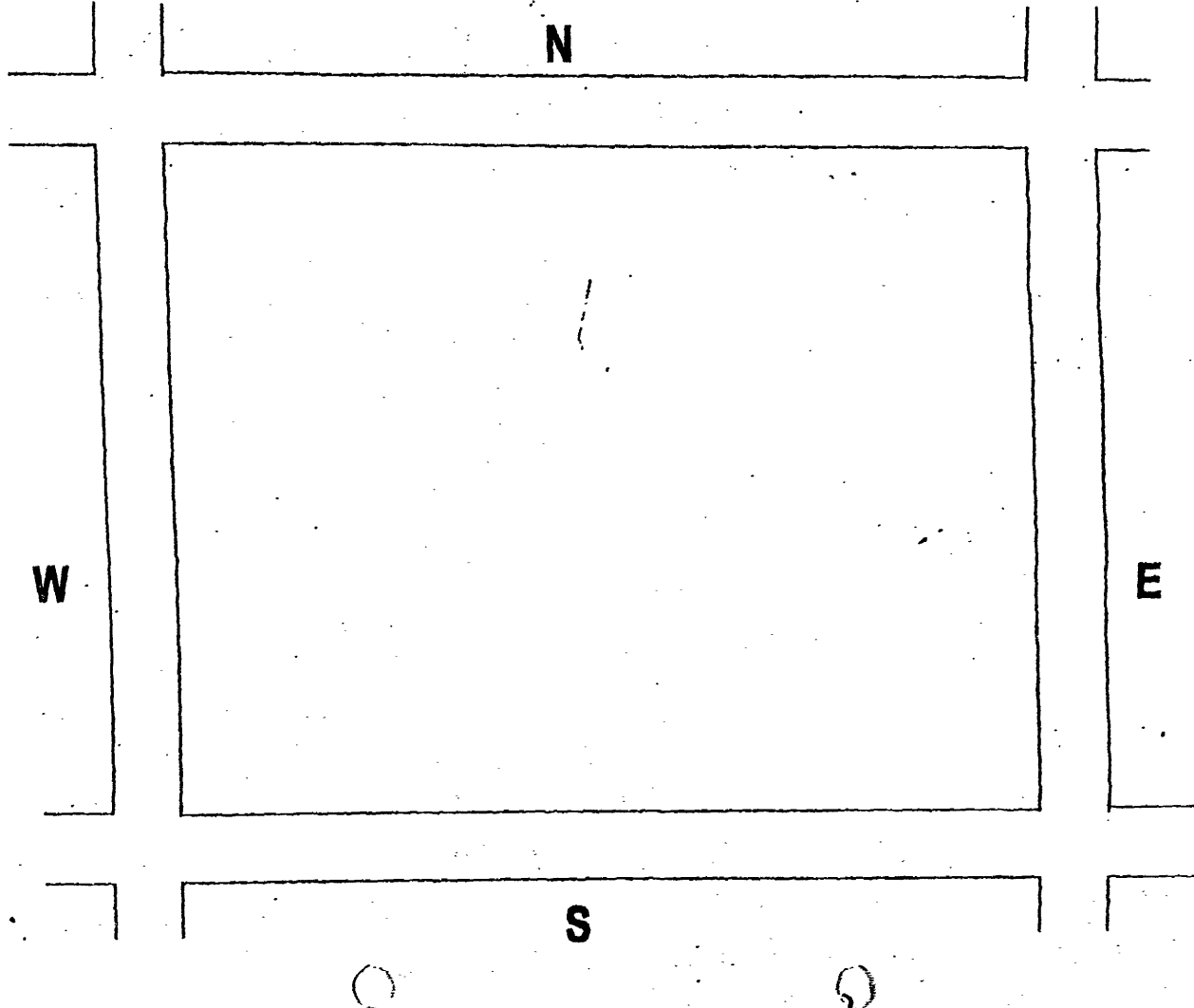
8 Colette Dr. Poughkeepsie, NY 12601
(Address of Applicant)

Shile Patel
(Owner's Signature)

8 Colette Dr. Poughkeepsie, NY 12601

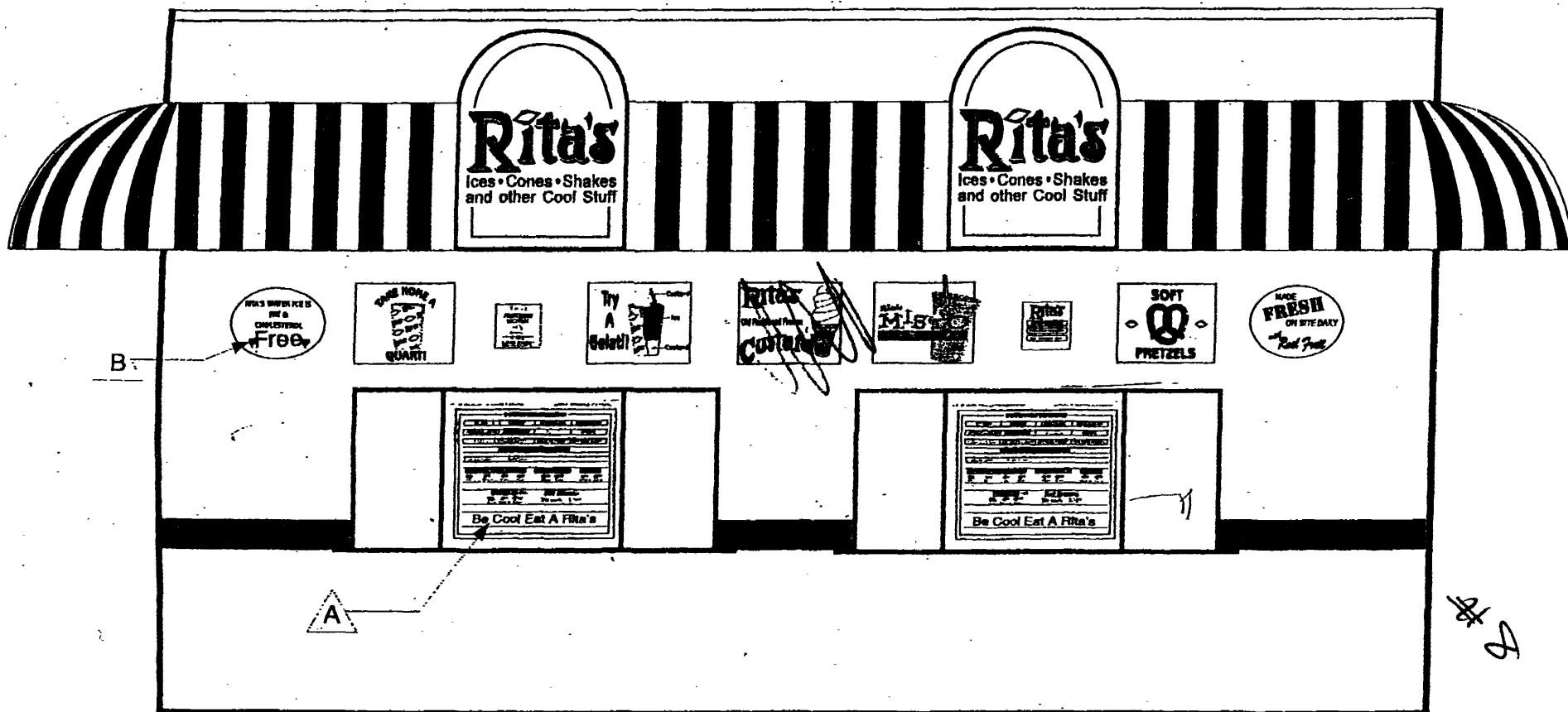
PLOT PLAN

NOTE: Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.



3/27/01

FRONT ELEVATION FOR TYPICAL RITA'S LOCATION



A

36" X 28" FLAVOR/PRICE BOARDS ARE INTERIOR MOUNTED BEHIND GLASS

B

SQUARE FOOTAGE FOR EXTERIOR MOUNTED POINT OF PURCHASE SIGNS:

7 SIGNS @ 16" x 20" (2.2 SF) = 15.4 SQUARE FEET

2 SIGNS @ 12" x 12" (1.0 SF) = 2.0 SQUARE FEET

TOTAL = 17.4 SQUARE FEET OF POP EXTERIOR.

FOR ADDITIONAL INFORMATION, PLEASE CONTACT THE
RWIF CONSTRUCTION DEPT. AT 1-800-677-7482

8

AM

000000

**OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK**

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

DATE: March 17, 2004

**APPLICANT: Shila Patel
8 Colette Drive
Poughkeepsie, NY 12601**

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 3/17/04

FOR : Rita's Water Ice

LOCATED AT: 355 Windsor Hwy.

ZONE: C Sec/ Blk/ Lot: 49-1-27

DESCRIPTION OF EXISTING SITE: Existing Retail Mall

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

- 1. Proposed 16"x20" wall sign will exceed the maximum number of permitted wall signs.**


BUILDING INSPECTOR

PERMITTED /

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: C USE: 48-18-1-H-B-1

SIGN: #9

FREESTANDING:

HEIGHT:

WIDTH:

WALL SIGNS:

TOTAL ALL SIGNS:

FEET FROM ANY LOT LINE:

cc: Z.B.A., APPLICANT, FILE, W/ATTACHED MAP

04-21

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

RECEIVED

MAR 15 2004

BUILDING DEPARTMENT

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and underslab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final Inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and perc test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

FOR OFFICE USE ONLY:
Building Permit # 2004-344

**AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS
REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR ISSUED**

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

SH INT INC DBA Rita's Water Ice. (Ray Vitolo - Landlord)
Owner of Premises
Address 355 Windsor Hwy New Windsor, NY 12553 Phone # (845) 462 5642
Mailing Address 355 Windsor Hwy New Windsor, NY 12553 Fax #
Name of Architect
Address Phone
Name of Contractor Aerial Signs & Awnings

Address 739 Mount Rd #6-2 Aston, PA 19014 Phone (610) 459 0760

State whether applicant is owner, lessee, agent, architect, engineer or builder lessee

If applicant is a corporation, signature of duly authorized officer. Shila Patel, president
(Name and title of corporate officer)

1. On what street is property located? On the _____ side of _____
(N,S,E or W)
and _____ feet from the intersection of _____

2. Zone or use district in which premises are situated _____ Is property a flood zone? Y _____ N _____

3. Tax Map Description: Section 49 Block 1 Lot 27

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy Frozen Dessert Sales b. Intended use and occupancy same

5. Nature of work (check if applicable) ☐ New Bldg. ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☒ Other Point of Purchase Sign
16' x 20'

6. Is this a corner lot? _____

7. Dimensions of entire new construction. Front _____ Rear _____ Depth _____ Height _____ No. of stories _____

8. If dwelling, number of dwelling units: _____ Number of dwelling units on each floor _____

Number of bedrooms _____ Baths _____ Toilets _____ Heating Plant: Gas _____ Oil _____

Electric/Hot Air _____ Hot Water _____ If Garage, number of cars _____

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use Frozen Dessert Sales

10. Estimated cost _____ Fee \$ 50 -

1203

PAID

date

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock
Asst. Inspectors Frank Lisi & Louis Krychear
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(845) 563-4618
(845) 563-4695 FAX

Bldg Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____

INSTRUCTIONS

- A. This application must be completely filled in by typewriter or in ink and submitted to the Building Inspector.
- B. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- C. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- D. The work covered by this application may not be commenced before the issuance of a Building Permit.
- E. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- F. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

Shile Patel
(Signature of Applicant)

8 Colette Dr. Poughkeepsie, NY 12601
(Address of Applicant)

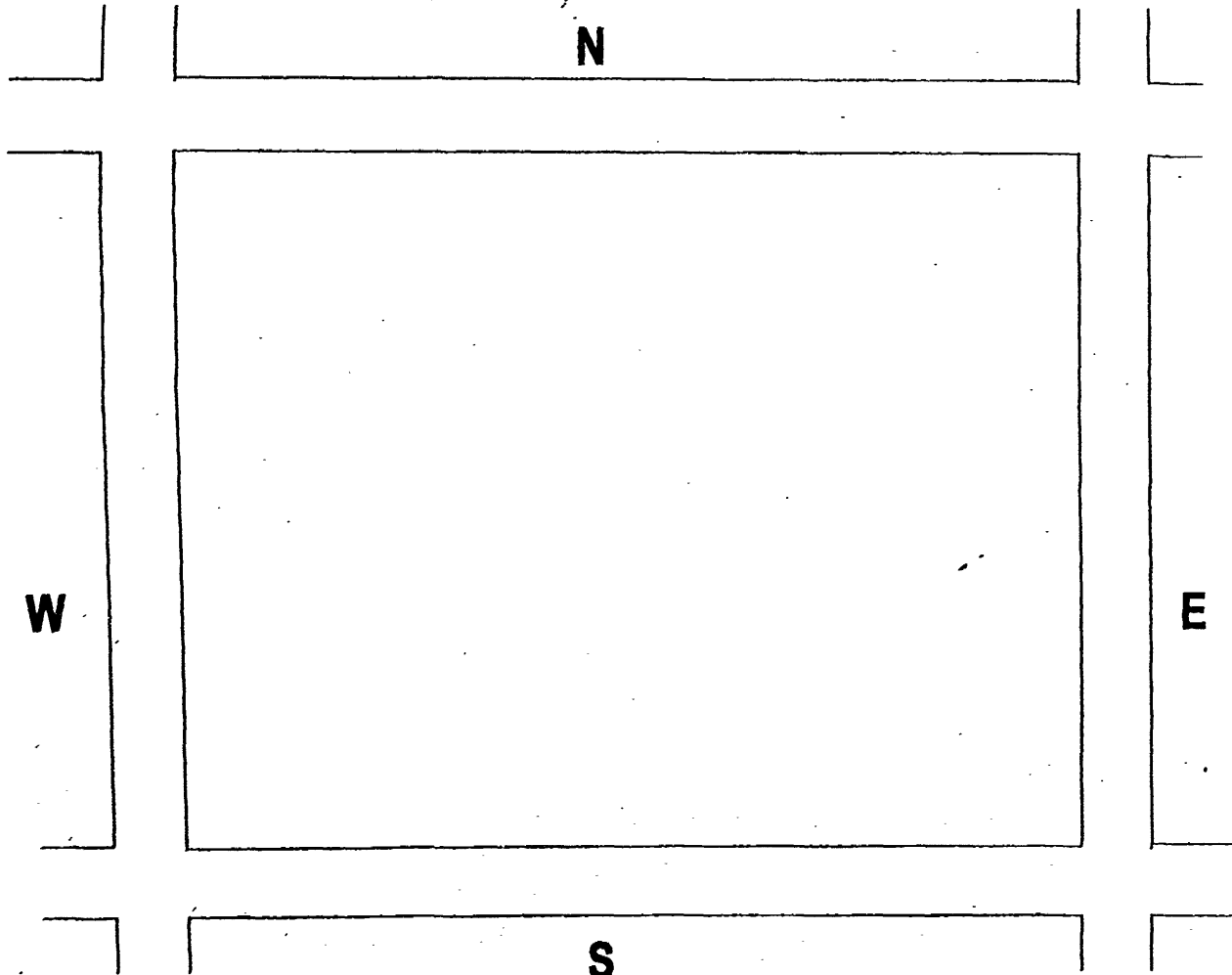
Shile Patel 8 Colette Dr. Poughkeepsie, NY 12601

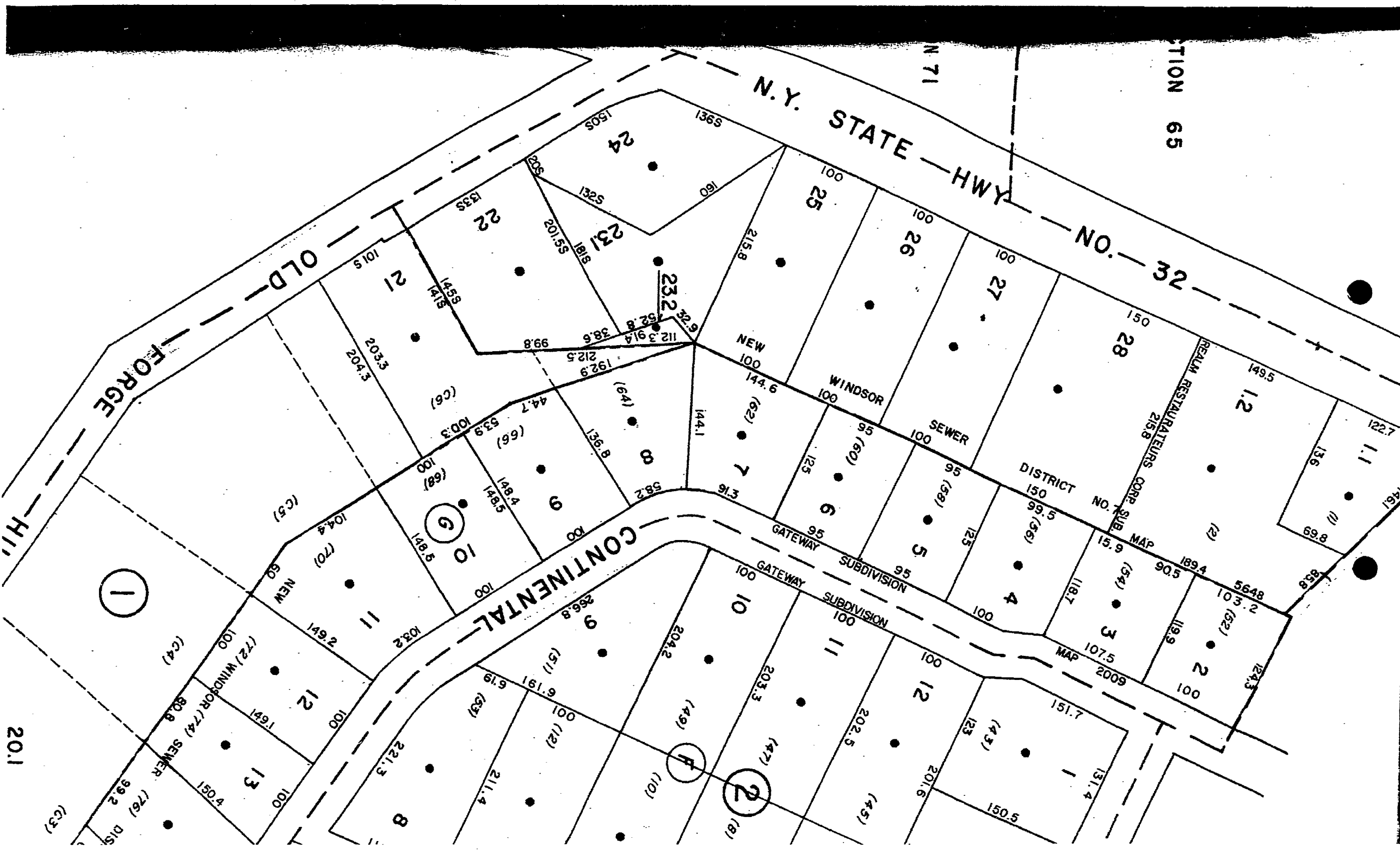
(Owner's Signature)

PLOT PLAN

(Owner's Address)

NOTE: Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.





SECTION 65

N.Y. STATE HWY NO. 32

OLD FORGE HILL

CONTINENTAL

1

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2

A

DISTRICT NO. 150

REALM RESTAURATEURS CORP. SUB. MAP

WINDSOR

SEWER

GATEWAY SUBDIVISION

20.1

146.1

122.7

136

69.8

85.8

124.3

103.2

564.8

189.4

90.5

149.5

15.9

118.7

107.5

200.9

151.7

131.4

150.5

150

215.8

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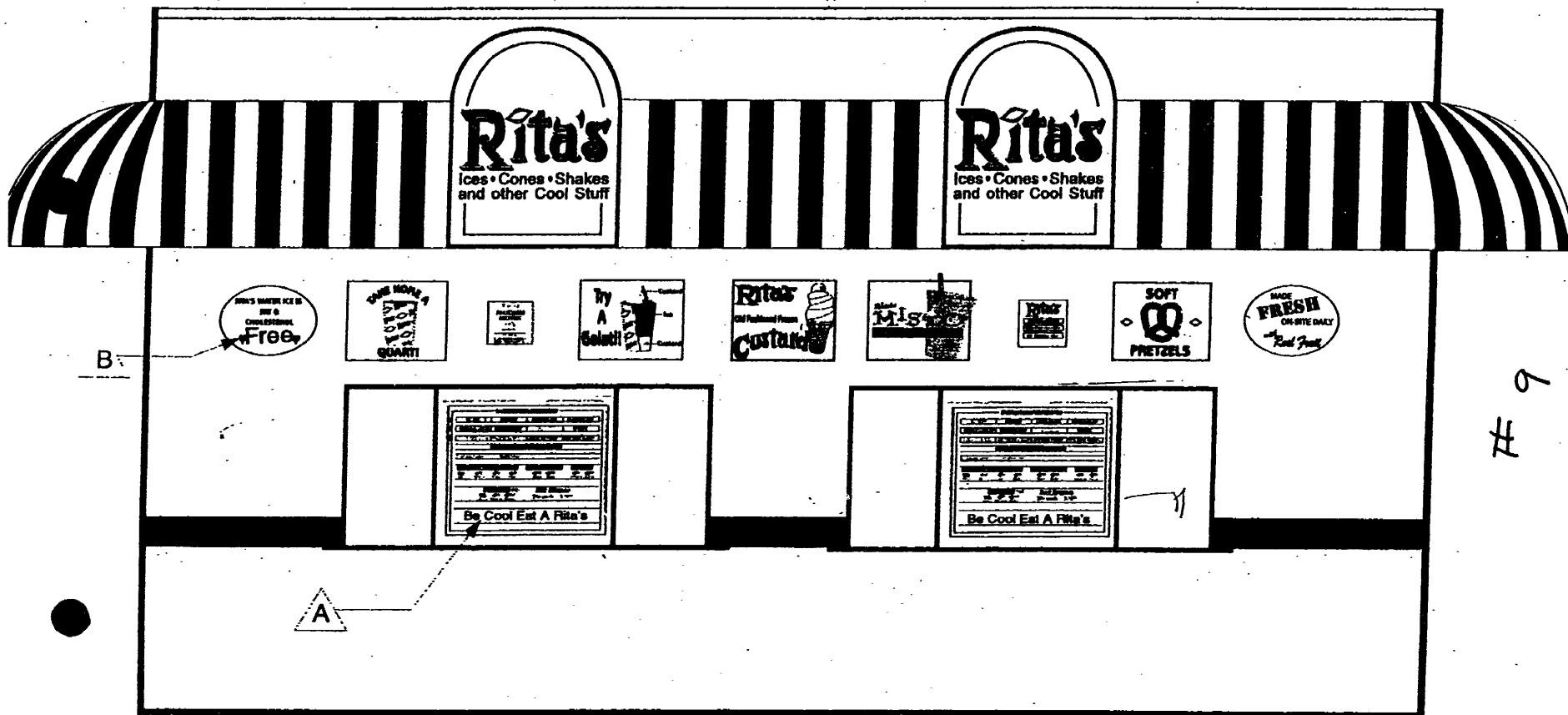
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3/27/01

FRONT ELEVATION FOR TYPICAL RITA'S LOCATION



A 36" X 28" FLAVOR/PRICE BOARDS ARE INTERIOR MOUNTED BEHIND GLASS

B SQUARE FOOTAGE FOR EXTERIOR MOUNTED POINT OF PURCHASE SIGNS:
 7 SIGNS @ 16" X 20" (2.2 SF) = 15.4 SQUARE FEET
 2 SIGNS @ 12" X 12" (1.0 SF) = 2.0 SQUARE FEET
 TOTAL = 17.4 SQUARE FEET OF POP EXTERIOR.

FOR ADDITIONAL INFORMATION, PLEASE CONTACT THE
 RWIF CONSTRUCTION DEPT. AT 1-800-677-7482

AM



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

ZONING BOARD OF APPEALS

March 29, 2004

Shila Patel
8 Colette Drive
Poughkeepsie, NY 12601

SUBJECT: REQUEST FOR VARIANCE #04-21

Dear Ms. Patel:

This letter is to inform you that you have been placed on the April 12th, 2004 agenda for the Zoning Board of Appeals to discuss your request for a variance at:

355 Windsor Highway
New Windsor, NY

This meeting starts at 7:30 p.m. and is held in the Town Meeting Room at Town Hall. If you have a problem with this time and/or date, please contact me at the above number and we will reschedule your appearance. If you have any further questions, please feel free to contact me.

Very truly yours,

Myra Mason, Secretary
Zoning Board of Appeals

MLM:mlm



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NY 12553
(845) 563-4615 (MYRA MASON)



ZONING BOARD PROCEDURES

**PLEASE READ PAGE ONE AND TWO OF THIS PACKAGE AND SIGN PAGE TWO
IT EXPLAINS THE PROCEDURE TO BE FOLLOWED FOR YOUR APPLICATION.**

PLEASE COMPLETE THE ATTACHED APPLICATION FORMS WHERE IT APPLIES TO YOUR SITUATION AND RETURN TO MYRA MASON (845-563-4615) AT THE ZONING BOARD OFFICE (LOCATED IN THE PLANNING BOARD & ENGINEERING OFFICE IN TOWN HALL) WITH THREE CHECKS MADE PAYABLE TO "THE TOWN OF NEW WINDSOR" AS FOLLOWS:

RESIDENTIAL: (Three Separate Checks Please)

APPLICATION FEE:	\$ 50.00
*ESCROW:	\$300.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

MULTI-FAMILY: (Three Separate Checks Please)

APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

COMMERCIAL: (Three Separate Checks Please)

APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

INTERPRETATION: (Three Separate Checks Please)

APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

YOU WILL THEN BE SCHEDULED FOR THE NEXT AVAILABLE AGENDA FOR YOUR "PRELIMINARY MEETING".

ESCROW

IS TO COVER OUTSIDE PROFESSIONAL FEES SUCH AS ZBA ATTORNEY FEE, MINUTES OF YOUR PORTION OF THE MEETING, ETC. THE BALANCE WILL BE RETURNED TO YOU UPON CLOSING FILE.

THE APPLICANT WILL BE BILLED DIRECTLY FOR THE PUBLIC HEARING ADVERTISEMENT IN THE "SENTINEL NEWSPAPER"

LIST OF PROPERTY OWNERS
WITHIN 500 FT. RADIUS OF
PROPERTY IN QUESTION:

APPROXIMATE COST FOR
PUBLIC HEARING LIST:

1-10 NAMES	25.00
11-20 NAMES	35.00
21-30 NAMES	45.00
31-40 NAMES	55.00
41-50 NAMES	65.00
51-60 NAMES	75.00
61-70 NAMES	85.00
71-80 NAMES	95.00
81-90 NAMES	105.00
91-100 NAMES	115.00

ANYTHING OVER 100 NAMES
IS \$1.00 EA. ADDITIONAL
NAME

FOLLOWING YOUR PRELIMINARY MEETING, THE ZONING BOARD SECRETARY WILL ORDER YOUR "PUBLIC HEARING LIST" FROM THE ASSESSOR'S OFFICE.

1. WHEN THE ASSESSOR'S OFFICE NOTIFIES YOU THAT YOUR LIST IS READY, YOU MUST COME IN AND PAY THE BALANCE DUE FOR THE LIST. (THIS WILL BE PREPARED ON LABELS FOR YOUR CONVENIENCE).
2. PREPARE AN ENVELOPE (self-sealing envelopes are much appreciated) FOR EACH LABEL WITH YOUR RETURN ADDRESS AND A REGULAR \$.37 STAMP. BRING THE PREPARED ENVELOPES AND A COPY OF THE LIST TO THE ZONING BOARD SECRETARY FOR MAILING. YOUR PUBLIC HEARING DATE WILL BE SCHEDULED AT THIS TIME.

NOTE:

IF IT IS EASIER FOR YOU, YOU CAN BRING THE ENVELOPES WITH YOU WHEN YOU PICK UP AND PAY FOR YOUR LIST. YOU CAN PUT THE LABELS ON AT THAT TIME AND BRING THEM TO THE ZBA OFFICE FOR COMPLETION.

**** MUST READ AND SIGN ****

I UNDERSTAND THAT I WILL BE BILLED DIRECTLY FOR MY "LEGAL NOTICE" TO BE PUBLISHED IN THE SENTINEL NEWSPAPER FOR MY PUBLIC HEARING....(this charge is not deducted from your escrow posted).

Shile Patel
SIGNATURE

3/23/04
DATE

NOTE:

THE ZBA MEETS ON THE 2ND AND 4TH MONDAY OF EACH MONTH UNLESS A HOLIDAY FALLS ON THAT DATE.
(JULY AND AUGUST – ONE MEETING PER MONTH ONLY)



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**



APPLICATION FOR VARIANCE

3/23/04
Date

Application Type: Use Variance ☐ Area Variance ☐
Sign Variance ☐ Interpretation ☐

I. Owner Information:

Reziero Phone Number: (845) 566 4339
Ray Vitolo Aka Reziero Vitolo Fax Number: ()
(Name)

property address → 355 Windsor Hwy New Windsor, NY 12553.
(Address)

home Address → 87 mill St. Wallkill, NY 12589
(Address)

II. Applicant:

Shila Patel Phone Number: (845) 462 5642
(Name) Fax Number: ()
8 Colette Dr. Poughkeepsie, NY 12601
(Address)

III. Forwarding Address, if any, for return of escrow: Phone Number: ()

Fax Number: ()

(Name)

(Address)

IV. Contractor/Engineer/Architect/Surveyor/:

Phone Number (610) 459 0760

Fax Number: (610) 459 1119

Sign co. Aerial Signs & Awnings Inc. - Ronald Correntogr.
(Name)

739 Mount Rd #G-2 Aston, PA 19014.
(Address)

V. Property Information:

Zone: C Property Address in Question: 355 Windsor Hwy New Windsor

Lot Size: _____ Tax Map Number: Section 49 Block 1 Lot 27

a. What other zones lie within 500 feet? _____

b. Is pending sale or lease subject to ZBA approval of this Application? NO

c. When was property purchased by present owner? 1975

d. Has property been subdivided previously? NO If so, When: _____

e. Has an Order to Remedy Violation been issued against the property by the Building/Zoning/Fire Inspector? NO

f. Is there any outside storage at the property now or is any proposed? NO

****PLEASE NOTE:*****

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

COMPLETE THIS PAGE ☐

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE - continued

- IX. In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3) whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created.

After reading the above paragraph, please describe why you believe the ZBA should grant your application for an Area Variance:

My franchisor, Rita's Water Ice, trademark dress is the red & white awning with the dome signage. This trade-dress will be the same as all the other Rita's franchise stores. The increase in height of the awning is minimal of what is allowed by town of New Windsor. The proposed variance will not have an adverse effect on the physical or environmental conditions in the neighborhood.

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

**OWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE - continued

X. SIGN VARIANCE:

- (a) Variance requested from New Windsor Zoning Local Law,
Section _____, Supplementary Sign Regulations

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign #1	2' 6"	5'	2' 6"
Sign #2	1 sign allowed	12" x 12"	
Sign #3	1 sign	12" x 12"	
Sign #4	1 sign	16 x 20"	

**OWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE - continued

X. SIGN VARIANCE:

- (a) Variance requested from New Windsor Zoning Local Law,
Section _____, Supplementary Sign Regulations

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign #1	1 sign allowed	16" x 20"	
Sign #2	1 sign	16" x 20"	
Sign #3	1 sign	16" x 20"	
Sign #4	1 sign	16" x 20"	

**OWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE - continued

X. SIGN VARIANCE:

- (a) Variance requested from New Windsor Zoning Local Law,
Section _____, Supplementary Sign Regulations

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign #1	1 sign allowed	16"x20"	
Sign #2	1 sign	16"x20"	
Sign #3			
Sign #4			

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversized signs.

I'm seeking variance for 5x3' awning -
this is the Rita's trade dress for all stores.
The extra signs 2 - 12"x12" & 7 - 16"x20"
are also part of Rita's trade dress. All 287
Rita's franchise stores have the same awning
and point of purchase signs.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building and freestanding signs Point of Purchase ? | Pole Sign =
Signs = 17.4 sq ft. | 42 sq ft.

XI. INTERPRETATION:

- (a) Interpretation requested of New Windsor Zoning Local Law,
Section _____

- (b) Describe in detail the proposal before the Board:

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

XII. ADDITIONAL COMMENTS:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaped, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)
-
-

XIII. ATTACHMENTS REQUIRED:

- ☐ Copy of contract of sale, lease or franchise agreement. Copy of deed and title policy.
- ☐ Copy of site plan or survey (if available) showing the size and location of the lot, buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- ☐ Copies of signs with dimensions and location.
- ☐ Three checks: **(each payable to the TOWN OF NEW WINDSOR)**
- ☐ One in the amount of \$ 300.00 or 500.00 (escrow)
- ☐ One in the amount of \$ 50.00 or 150.00 (application fee)
- ☐ One in the amount of \$ 25.00 (Public Hearing List Deposit)

- ☐ Photographs of existing premises from several angles. **(IF SUBMITTING DIGITAL PHOTOS PRINTED FROM COMPUTER – PLEASE SUBMIT THREE(3) SETS OF THE PHOTOS.)**

XIV. AFFIDAVIT.

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE)

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/her information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

Sworn to before me this:

24th day of March, 2004.

Nanci Wilson
Signature and Stamp of Notary

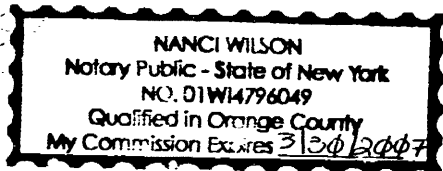
Reziero Vitolo
Owner's Signature (Notarized)

Reziero Vitolo
Owner's Name (Please Print)

Shila Patel
Applicant's Signature (If not Owner)

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.



COMPLETE THIS PAGE ☐

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR ZONING BOARD OF APPEALS

Rezero Vitolo, deposes and says that he resides
(OWNER)
at 87 Mill St. Wallkill, NY 12589 in the County of Orange
(OWNER'S ADDRESS)
and State of New York and that he is the owner of property tax map
(Sec. 49 Block 1 Lot 27)
designation number (Sec. _____ Block _____ Lot _____) which is the premises described in

the foregoing application and that he authorizes:

Shila Patel 8 Colette Dr. Poughkeepsie, NY 12601
(Applicant Name & Address, if different from owner)

(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 3/24/2004

Sworn to before me this:

24th day of March 2004

****** Rezero Vitolo
Owner's Signature (MUST BE NOTARIZED)

Shila Patel
Applicant's Signature (If different than owner)

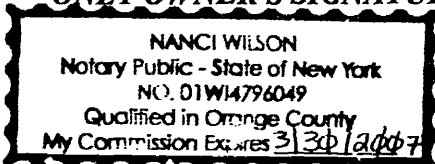
Nanci Wilson
Signature and Stamp of Notary

Representative's Signature

THIS FORM IS TO BE COMPLETED ONLY IF SOMEONE OTHER THAN THE PROPERTY OWNER WILL BE APPEARING AS REPRESENTATION OF THE OWNER AT THE ZBA MEETINGS.

**** PLEASE NOTE:**

ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.



COMPLETE THIS PAGE ☐